

Valuation Report

File No	704434765	Project No	
Borrower's Name	MS THAKKAR JUHI HARENKUMAR	Type	INDIVIDUAL
Request Date	19/08/2025 6:20:18 PM	Assigned Agency/Date	VSJC1 / 20-Aug-2025 11:12 AM
Borrower's Contact Nos	7738383259	Co-borrower's Contact Nos	
Builders Name		Builder Contact Nos	
Property Name	LOK AANGAN -2[PASHCHIM KHAND]-D		
Property Address	FLAT-514,FLOOR-5 LOK AANGAN -2[PASHCHIM KHAND]-D LOK AANGAN -2[PASHCHIM KHAND]-D C S NO 260/3 S NO 146PLOT AMULUND COLONYMULUNDMUMBAI MUMBAI 400082 MAHARASHTRA		
Property Address visited by Engineer (If Different)			
Building Name / Society Name (As per Sv)	LOK AANGAN -2[PASHCHIM KHAND]-D		
Valuation of	Residential Flat	Property Category	RESIDENTIAL
Stage of construction/progress	Ready Completed		
% progress	100		
Progress Remarks	Completed		
Total No of floors	Gr.+ 6th Floors with 1 Lift	Property type*	IBR
Status of property	SELF	Name of the tenant	
For how long tenant is occupying the property (Months/Years)		Rent being paid (approx) Rs./Month	
Door Locked	NO	For how long is this property locked (Months / Years)	
Name of the owner	NA		
Name mentioned on society board (for Society/builder flats)	J.H. Thakkar		
Comments	GOOD Maintenance of the property is good		
Infrastructure & surrounding development	Good & Developed area		
Age of building (approx)	32		
Nearby Popular Land Mark	New Shashtri Nagar		

Valuation of the property:-Unit Considered :Sqft, Area Considered :SBUA

Description	Area(Sqft)	Rate(Rs.)	Total
Plot Area in sqm (if applicable)	0	0	0
Carpet area	407	21455	
BUA area	488	17893	
Super BUA area	590	14800	8732000
Others			
Terrace area	0		
Parking Charges	0		
Others (Free Field to update others)	0		
Total Value(approx.)			8732000
		Realizable value (Rs.)	8732000

GeoTagging:(Update Latitude and Longitude Details)

Latitude 19.1732483 Longitude 72.9332183

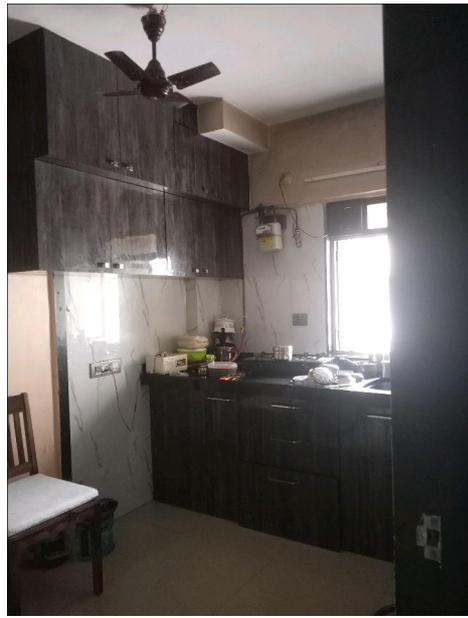
Boundaries of the property

Description	East	West	North	South
As per approved plan	Plan is not given			
As per site	Building	Building	Building	Chawl

Latitude MMMMM	19.1732483
Longitude	72.9332183
Remarks	1) Property identify by Owner. 2) As per Physical Measurement 407.00 Sq. ft. Carpet area, 488.00 Sq. ft. Built- up Area (Loading 20% On Carpet Area), 590.00 Sq. ft. SBUA (Loading 45% On Carpet Area). 3) Amenities available in complex are Lifts, Security, Parking, Water supply, Gated community, Garbage disposal, Fire fighting systems etc., 4) Location advantages of the property is 3.2km distance from Mulund railway station, Public transportation, Good internal Road, Banks, ATMS, Hospitals etc.are there, 5) Copy of Index II verified: Ref: No.- 19689/2022, Dated:- 29/09/2022. 6) As per Index II Measurement 416.00Sq.ft. Gross carpet area, 499.00 Sq. Ft. Gross Built-up

Area (Loading 20% On Gross Carpet Area), 603.00 Sq. ft. SBUA (Loading 45% On Gross Carpet Area)

Deviations	No
Property Visited by:	Nainesh Tambe
Name of the verifier	Harshal Mhatre
Date of Site Visit	21/08/2025 12:00:00 AM
Report sent to HDFC Date	



19 1732612, 72 9333039 21-08-2025 05:04 PM



19 1722734, 72 9343894 21-08-2025 03:07 PM



3853

V. S. JADON & CO. VALUERS LLP
PROPERTY VALUATION SHEET

Reference No.	Floor Plan						Type / Layer					
	L	W	Item	L	W	Item	L	W	Item	L	W	Item
Hall	5	4	17	1		Club Board 1						Open Balcony
Dining						Club Board 2						Open Balcony
Kitchen	7	1	11	5		Club Board 3						Open Balcony
Bedroom 1	3	5	10	7		Trailer 1	3	5	2			Covered Balcony 1
Bedroom 2						Trailer 2	3	2	3			Covered Balcony 2
Bedroom 3						Trailer 3						Covered Balcony 3
Bedroom 4						Trailer 4						Covered Balcony 4
Passage 1	2	3	3	8		Trailer 5						Flower Bed 1
Passage 2	2	3	4	2		Trailer 6						Flower Bed 2
Passage 3						Trailer 7						Flower Bed 3
Lobby Area						Trailer 8						Covered Area

Enter Covered Area (G) Sheet (A-C) 'Sub', (Column Sheet) 'Change' bottom

Diagram: 1) Flat Layout 2) Floor Layout

Remark:

