

Valuation Report

File No	655922040	Project No	
Borrower's Name	MR DESHMUKH UDAY	Type	INDIVIDUAL
Request Date	10/23/2020 9:54:35 AM	Assigned Agency/Date	VSJC / 23-Oct-2020 10:00 AM
Request Status	Site Visit Report /Feedback Partially Updated		
Borrower's Contact Nos	9819655281	Co-borrower's Contact Nos	9833560539
Builders Name		Builder Contact Nos	
Property Name	NAHAR'S AMRIT SHAKTI-JONQUILLE		
Property Address	FLAT NO. 1904,19TH FLOOR NAHAR'S AMRIT SHAKTI-JONQUILLE NAHAR'S AMRIT SHAKTI-JONQUILLE CTS 25B/1,26A,27,28A/1,29N,50ASECTOR R 12/9SAKI VIHAR RD, SAKI NAKANR CHANDIVALI STUDIOANDHERI [E] MUMBAI MUMBAI 400072 MAHARASHTRA		
Property Address visited by Engineer (If Different)			
Building Name / Society Name (As per Sv)	NAHAR'S AMRIT SHAKTI-JONQUILLE		
Valuation of	Residential Flat	Property Category	RESIDENTIAL
Stage of construction/progress	Ready Completed		
% progress	100		
Progress Remarks	Completed		
Total No of floors	B1+B2 + Stilt+ 20th floors with 2 lifts	Property type*	2BR
Status of property	SELF	Name of the tenant	
For how long tenant is occupying the property (Months/Years)		Rent being paid (apprx) Rs./Month	
Door Locked	NO	For how long is this property locked (Months / Years)	
Name of the owner			
Name mentioned on society board (for Society/builder flats)	Society board not installed		
Comments	GOOD Maintenance of the property is good		
Infrastructure & surrounding development	Good and developed area		
Age of building (approx)	5		
Nearby Popular Land Mark	Near Jain Temple		

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	803	21743.46	
BUA area	963	18130.84	
Super BUA area	1164	15000	17460000
Others			
Terrace area	0	0	0
Parking Charges	0	0	0
Others (Free Field to update others)	0	0	0
Total Value(approx.)			17460000
		Market value (Rs.)	17460000

GeoTagging:(Update Latitude and Longitude Details)

Latitude 19.1055301 Longitude 72.8986004

Boundaries of the property

Description	East	West	North	South
As per approved plan	Plan is not given			
As per site	Internal Road	Lantana Building	Zara Building	Lilac Building

Remarks 1) Property identified by Servant. 2) As per Physical Measurement 743.00 Sq. ft. Net Carpet area + 60.00 Sq. ft. Fungible area = 803.00 Sq.ft. Gross carpet area, 963.00 Sq. Ft. Gross Built- up Area (Loading 20% On Gross Carpet Area), 1164.00 Sq. ft. SBUA (Loading 45% On Gross Carpet Area). 3) Amenities available in complex are Lift, Security, Children's Play Area, Landscaped Garden, Car Parking, Power Backup, gymnasium, Rain Water Harvesting, Sewage treatment plant etc. 4) Location advantages of property is 1.8 Km distance from Saki naka metro station, Public transportation, Good Internal road, Banks, Hospitals, ATMS Etc., available there.

Deviations No

Property Visited by:	Karan Misal
Name of the verifier	Rohit Rathore
Date of Site Visit	10/24/2020 12:00:00 AM
Report sent to HDFC	
Date	

