

Valuation Report			
File No	657110197	Project No	788
Borrower's Name	MR GHONGADE VINOD VITTHAL	Type	INDIVIDUAL
Request Date	11/27/2020 1:07:39 PM	Assigned Agency/Date	VSJC / 27-Nov-2020 05:01 PM
Request Status	Site Visit Report /Feedback Partially Updated		
Borrower's Contact Nos	9821768405	Co-borrower's Contact Nos	9773770299
Builders Name		Builder Contact Nos	
Property Name	MERCHANT PARADISE		
Property Address	102 MERCHANT PARADISE MERCHANT PARADISE PLOT NO 41SECTOR 44SEAWOODS,KARAVENERULNAVI MUMBAI NAVI MUMBAI 400706 MAHARASHTRA		
Property Address visited by Engineer (If Different)	FLAT- 102, 1ST FLOOR, MERCHANT PARADISE CHSL, PLOT NO 41, SECTOR 44, SEAWOODS, KARAVE, NERUL NAVI MUMBAI 400706 MAHARASHTRA		
Building Name / Society Name (As per Sv)			
Valuation of	Residential Flat	Property Category	RESIDENTIAL
Stage of construction/progress	Ready Completed		
% progress	100		
Progress Remarks	Completed		
Total No of floors	Gr.+4th floors with 1 lift	Property type*	1BR
Status of property	RENT	Name of the tenant	Raju Shaikh
For how long tenant is occupying the property (Months/Years)	1	Rent being paid ( apprx) Rs./Month	16000
Door Locked	NO		
Name of the owner		For how long is this property locked (Months / Years)	
Name mentioned on society board (for Society/builder flats)	Selvankumar Nadar		
Comments	GOOD 1) Maintenance of the building is good 2) Flat maintenance is average		
Infrastructure & surrounding development	Good & Developed area		
Age of building (approx)	12		
Nearby Popular Land Mark	Near HP Petrol Pump		

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

Description	Area(Sqft)	Rate(Rs.)	Total	GeoTagging:(Update Latitude and Longitude Details)
Plot Area in sqm (if applicable)	0	0	0	Latitude 19.013622                      Longitude 73.0128364
Carpet area	384	16651.04		
BUA area	460	13900		
Super BUA area	556	11500	6394000	
Others				
Terrace area	0		0	
Parking Charges	0		0	
Others (Free Field to update others)	0		0	
Total Value(approx.)			6394000	
		Market value (Rs.)	6394000	

Boundaries of the property

Description	East	West	North	South
As per approved plan	Plan not given	Plan not given	Plan not given	Plan not given
As per site	HP Petrol Pump	Dutt Krupa	Karave Village road	Sainath

Remarks	1) Flat Identified by Mr. Vinod Ghongade (Applicant- 9821768405). 2) As per Physical Measurement 384.00 Sq. ft. Carpet area, 460.00 Sq. Ft. Built- up Area (Loading 20% On Carpet Area), 556.00 Sq. ft. SBUA (Loading 45% On Carpet Area ). 3)Amenities available in complex are Gated Community, lift, Security, Parking etc. 4) Location advantage of the property is around 1.7 Km from Seawoods railway station, Public Transportation, Good internal roads, Hospitals, Banks, Atms etc. are available there.
Deviations	No
Property Visited by:	Avinash sargar
Name of the verifier	Harshal Mhatre

Date of Site Visit	11/28/2020 12:00:00 AM
Report sent to HDFC	
Date	

