



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-154241	Application No.:	7792120193
Customer Name:	Foram Deepak Jobanputra	Branch :	(10131) THANE
Product Name:	HI - Rhl - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Foram Deepak Jobanputra	Mobile :	9820309190 9594562589

PROPERTY ADDRESS

Property Address:	Flat No. 1401, 14th Floor, ,Leela Tara Chsl, At 66,Near Balaji Temple, Sitaram Poddar Marg, Fanaswadi,Marine Line East, Mumbai-400 002	Location:	Lohar Chawl Chira Bazar Kalbadevi
		City:	Mumbai Pin Code 400002
		State:	Maharashtra Country India
Legal Address:	Flat No. 1401, 14th Floor, Leela Tara Chsl, At 66, Cs No. 2240 Of Bhuleshwar Division, Near Balaji Temple, Sitaram Poddar Marg, Fanaswadi, Marine Line East, Mumbai-400 002.	Nearby Landmark:	Near Raheja Garden
		Collateral ID:	I26MUM002-084905

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	ALL AVAILABLE NEAR BY
No of Floors:	22	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	29
Green Housing:	No	Distance from City Center Km:	1.0
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
null				
null				
null				
14th Floor	2	1	1	1 BHK
null				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Seller	8
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	8 YEARS	Mukesh Jain	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Road	Gaurashak Building	Road/ Sitaram Poddar Marg	Temple
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	2

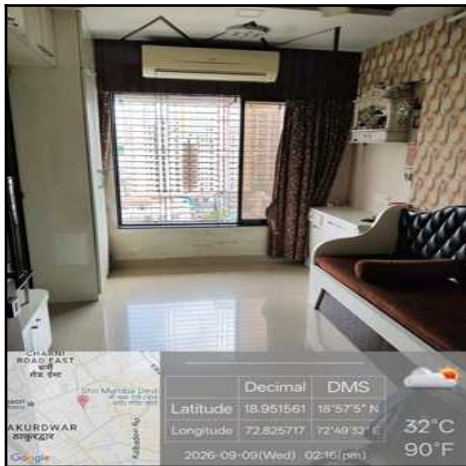
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	0	Land/Build up/Saleable Rate	0
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS 1ST TO

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	300	0	0
Super Built Up/Sellable Area	450	30700	13815000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	13815000
% Recommended	100	Realizable Value:	13815000
Realizable Value In Words : Rupees One Crore Thirty-Eight Lakh Fifteen Thousand			

Visited By:	Phoenixs Valuers_Worli_Mumbai_Hfc	Visited on:	09-Sep-2026
Violations observed (if any):	Nil		
Remarks:	null 1.copy of agreement for sale dated 29/05/2017 sro. regd vide. mumbai-4, regd no. 3660/2017 made between pooja rajesh kothari and mukesh pukhraj jain, bhagyawati mukesh jain, pratik mukesh jain has been provided. latest agreement in favour of applicant name needs to be checked by bank authorities before disbursement.2. copy of approved plan is not provided.3. copy of oc no. eb/6514/c/a dated 21/02/2018 issued by mcgm. for resicomm building comprising of ground 22nd upper floors has been provided.4. copy of society share certificate no. 040 having 10 shares of rs. 50/- each from 391 to 400 in favour of mukesh pukhraj jain, bhagyawati mukesh jain, shri. pratik mukesh jain on dated 21/03/2021 has been provided. 5.carpet area as per measurement is 310 sqft. 6. carpet area as per agreement is 300 sqft is considered for valuation 7. sbua- 300 sqft (carpet area) x 1.50 (loading) is equal to 450 sqft is considered for valuation. 8. report released on the basis of copy of agreement for sale, index ii, oc and share certificate.9. during property visit met mrs. bhagyawati jain (applicant representative-9969310923) on site.10. lat and long- 18.952111, 72.825444.11. name as per society board-mukesh p. jain. 12. onsite, the said property having distance sea view.13. genuineness of original documents to be verified by the hfc authorities before disbursement.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

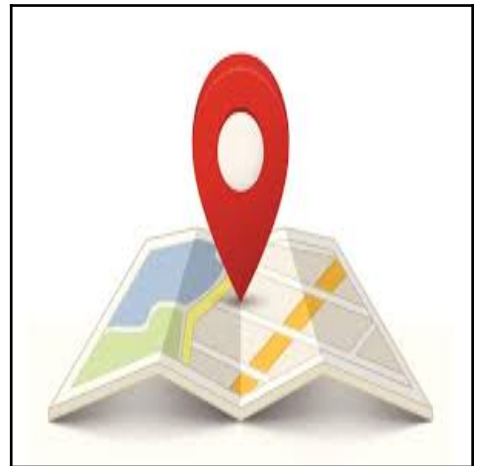
Entered By:	Phoenix Valuers Worli Mumbai_Hfc	Entered On:	10-Sep-2026
Recommended by:	Akshay Shirsat	Completion Status:	Constructed
Recommender's Comment:	Recomending Case Oc Received Valid Upto 22nd Upper Floors Seller Occupied Unit		
Approver Name:	Nevil Singh	Approver ID:	HE015938
Designation:	Regional Technical Manager	Approved On :	10-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended.		



Longitude: 72.82549303992664
Latitude: 18.952062670014648
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Longitude: 72.82549303992664
Latitude: 18.952062670014648
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DECLARATION

I/We herby declare that: 1. The property was inspected by me/us. 2. I/We have no direct or indirect Interest in the property valued 3. The information furnished above is true and correct to my/our knowledge.

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