



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-131171	Application No.:	77000285370
Customer Name:	Mansimrath Kaur Anand	Branch :	(10136) VASAI
Product Name:	HI - Prime HI - Home Purchase - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Mansimrath Kaur Anand	Mobile :	9869559583 8169360348

PROPERTY ADDRESS

Property Address:	Flat No. 304, 3rd Floor, B Wing, Aviara, ,Sahar Road, Andheri East,,Mumbai - 400099	Location:	Santacruz (W)
		City:	Mumbai Pin Code 400054
		State:	Maharashtra Country India
Legal Address:	Flat No. 304, 3rd Floor, B Wing, Aviara Cts No. Cts No. 21a And 21b, 22(Pt), 27/1 To 10, 27/11(Pt), 28(Pt), 28/1, 44(Pt), 44/1 To 4, 45(Pt), 46(Pt), 46/16 To 39 Of Village Sahar, Tal - Andheri, District Mumbai Suburban, Andheri East, 400099	Nearby Landmark:	Near Eden Garden Hotel
		Collateral ID:	I26MUM054-071978

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVAILABLE
No of Floors:	11	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	35
Green Housing:	No	Distance from City Center Km:	2.0
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
3rd Floor	2	1	2	1 BHK
Other2				
Ground Floor				
First Floor				
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na	00
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	0000	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Thakur Commercial	Hotel Royal Ns	Road	Sla Avenue
Boundary	No			

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	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	02 BASEMENT PLUS

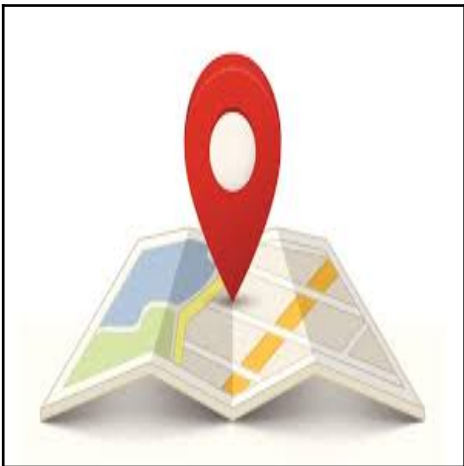
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	432	0	0
Super Built Up/Sellable Area	648	18500	11988000
Other 1	1	0	0
Other 2	1	0	0
% Completion	15	TOTAL	11988000
% Recommended	15	Realizable Value:	11988000

Realizable Value In Words : Rupees One Crore Nineteen Lakh Eighty-Eight Thousand

Visited By:	Vds Advisory Sangoi_Hfc	Visited on:	31-Jul-2026
Violations observed (if any):	Na		
Remarks:	Group Name- BALUWALA BUILDERS Company Name - BALUWALA BUILDERS Grade - A Project Approval No - MUM/26/1479 Project ID Finone - 511365 Building ID Finone - 613078 1. the building is under construction, piling work completed, foundation work done, plinth work in progress, as per site observation 50 plus labour are working on site. 2. cost sheet for project knows as tower avira for flat no. b/304, 3rd floor, b wing (owner name is not mentioned) 3.cc approved till plinth level only on cts no. cts no. 21a and 21b, 22(pt), 27/1 to 10, 27/11(pt), 28(pt), 28/1, 44(pt), 44/1 to 4, 45(pt), 46(pt), 46/16 to 39 of village sahar, 4. approved building plan for residential building wing a and b typical floor 3rd to 8th floor 5. as per the cost sheet, carpet area of flat no. 304 is 453 sq.ft. 6. as per approved building plan carpet area is 396 sq.ft. with balcony area is 36 sq.ft. 7. for valuation, we have considered area as per approved building plan (i.e. 432 sq.ft) 8. we have considered loading of 50 percent on carpet area for arriving at super built-up area. 9. this report is accomplished basis of site visit, cost sheet, approved building plan and copy of cc. 10. during property visit chetan (9082140954), who is crm and it was clearly explained to him that property visit has been done for valuation purpose on behalf of icici hfc. 11. said project is rera registered vide certificate no. pm1180002500664 valid upto 31/12/2031 12. the developer name is m/s. baluwala builder, visited on 10-07-2026		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Vds Advisory Sangoi	Entered On:	03-Aug-2026
Recommended by:	Altamas Khan	Completion Status:	Semi-Constructed
Recommender's Comment:	Recommended For Approval. Apf Project		
Approver Name:	Pramod Naik	Approver ID:	HE015847
Designation:	Regional Technical Manager	Approved On :	03-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended considering the project is apf with hfc		



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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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ICICI Group has not undertaken any investigation into the title of the property and the valuation is made on the presumption that the property possesses a good and marketable title and is free from encumbrances.

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