



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-172840	Application No.:	77000366239
Customer Name:	Rahul Siddharth Jadhav	Branch :	(10131) THANE
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Rahul Siddharth Jadhav	Mobile :	01234567890 000000000000

PROPERTY ADDRESS

Property Address:	Flat No. 1301, 13th Floor, Wing B, Shiv Sarovar Heritage,,Dombivali East, ,Tal. Kalyan, Dist. Thane 421204.	Location:	Manpada
		City:	Thane Pin Code 421204
		State:	Maharashtra Country India
Legal Address:	Flat No. 1301, 13th Floor, Wing B, Shiv Sarovar Heritage, Sector 11, Survey No. 124/5, 125/1, 134/2/2 Of Village Khidkali, Dombivali East, Tal. Kalyan, Dist. Thane 421204.	Nearby Landmark:	Opposite Khidkaleshwar Shiv Mandir
		Collateral ID:	I26TNE204-094548

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPING
No of Floors:	22	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	84
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor				
Other1				
13th Floor	2	1	1	1 BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Under Construction	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
0	NA	Under Construction	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Shalu Dhaba	Under Construction Building	Open Plot	A Wing /Kalyan Shill Road
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 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:	1	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	BASEMENT PLUS

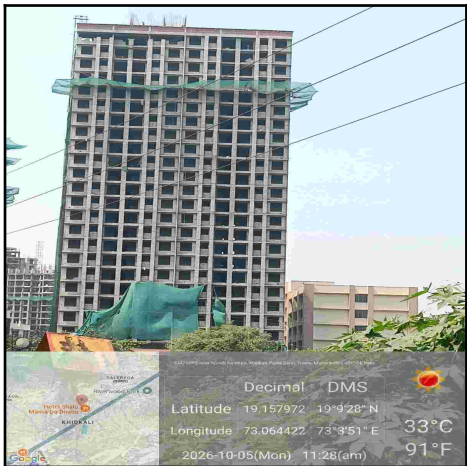
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	282	0	0
Super Built Up/Sellable Area	423	7000	2961000
Other 1	1	0	0
Other 2	1	0	0
% Completion	75	TOTAL	2961000
% Recommended	75	Realizable Value:	2961000

Realizable Value In Words : Rupees Twenty-Nine Lakh Sixty-One Thousand

Visited By:	Pritam S Patil_Hfc	Visited on:	06-Oct-2026
Violations observed (if any):			
Remarks:	null 1. copy of cost sheet flat no. 1301 wing b in the name of rahul siddharth jadhav on dated 09/09/2026 by sai shrushti enterprises is provided. 2. copy of approved plan no. proposal number 1482133, certificate number tmcb/b/2025/apl/01227 dt. 10/01/2025 plan is approved for wing b basement plus ground part plus stilt part plus 22 upper floor by tmc is provided. 3. copy of cc no. building permit no. 1482133, permit no. tmcb/b/2025/apl/01227 dt. 10/01/2025 cc is granted for wing b basement plus ground part plus stilt part plus 22 upper floor by tmc is provided. 4. rera carpet area as per cost sheet is 322 sq. ft. 5. carpet area as per approved plan is 282 sq. ft. 6. sba as per approved plan is 423 sq. ft. at 50 percent loading. 7. we have considered sba as per approved plan carpet area. 8. said project is rera registered vide certificate no. p51700079256 valid till 30/12/2030. 9. registerd agreement of the applicant is not provided. 10. the said building is under construction rcc completed, brickwork completed 21st floor, 22nd floor work is in progress and internal plaster completed up to 18th floor. 11. during property visit kajal pandya met at property who is sales person. 12. at the time of visit it has been observed that construction activity in progress, labour and material are available on site. 13. icici hfc apf no tne/25/2278/. 14. date of visit 05 oct 2026.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

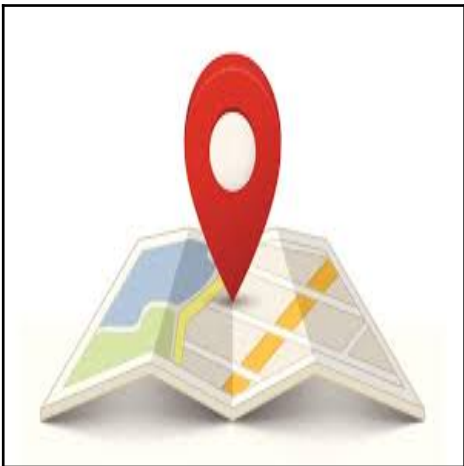
Entered By:	Pritam S Patil_Hfc S Patil_Hfc	Entered On:	06-Oct-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Palas Banarsi	Approver ID:	HE012997
Designation:	Regional Technical Manager	Approved On :	06-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended. case to be punched under apf.		



Longitude: 73.064148
Latitude: 19.157318
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Longitude: 73.064148
Latitude: 19.157318
Image Taken 05-OCT-2026 15:55:04



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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