



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-163573	Application No.:	77000356601
Customer Name:	Alpesh Shantilal Jain	Branch :	(10027) ANDHERI JB NAGAR
Product Name:	HI - Prime HI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Alpesh Shantilal Jain	Mobile :	9167207784 7631677032

PROPERTY ADDRESS

Property Address:	Flat No. 1306, 13th Floor, B Wing, Simana, Phase 1, At Parel Sewree Division, Gd Ambekar Marg, Lalbaug, Parel, Mumbai, Maharashtra, 400033	Location:	Cotton Green Reay Road
		City:	Mumbai Pin Code 400033
		State:	Maharashtra Country India
Legal Address:	Flat No. 1306, 13th Floor, B Wing, Simana, Phase 1, Cs No. 126 Of Parel Sewree Division, Gd Ambekar Marg, Lalbaug, Parel, Mumbai, Maharashtra, 400033	Nearby Landmark:	Nearby Lalbaug Market
		Collateral ID:	126MUM033-088753

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	53	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	27
Green Housing:	No	Distance from City Center Km:	1.3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
13th Floor	4	1	2	03BHK - AS PER PLAN
Other2				
Ground Floor				

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	A Wing And Gd Ambekar	Western Heights	Internal Road	Parshwa Padma Building
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	RESIDENTIAL BUILDING

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	875	0	0
Super Built Up/Sellable Area	1356	32000	43392000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	43392000
% Recommended	100	Realizable Value:	43392000
Realizable Value In Words : Rupees Four Crore Thirty-Three Lakh Ninety-Two Thousand			

Visited By:	Protocol Valuers Private Limited_Maharastra_Hfc	Visited on:	21-Sep-2026
Violations observed (if any):			
Remarks:	Group Name- BHOOMI PROPERTIES Company Name - BHOOMI PROPERTIES Grade - C Project Approval No - MUM/26/1963 Project ID Finone - Building ID Finone - 1. external visit is done as requested by institute. 2. property valued is 03bhk flat located on 13th floor in residential building comprising of basement plus stilt plus 1st to 4th podium plus 1st to 53rd upper floors with 06 lifts. 3. the said building is newly constructed and ready for possession. 4. the said project is registered under rera no. p51900033361 valid till 31/12/2026. 5. we have received index ii for reference and we have retrieved plan and oc from auto dcr portal. 6. as per index ii area 942 sq.ft. and as per sanctioned plan ca 875 sq.ft. 7. report is furnished on the basis of plan area. 8. we have considered 55 percent loading on plan ca of 875 sq.ft. arrived sbua is 1356 sq.ft. which is considered for valuation. 9. index ii having vide registration no. 23193/2024 dated 18/11/2024 made between m/s. bhoomi properties seller and mrs. sarika alpesj jain and mr. alpesj shantilal jain. 10. oc issued by mcgm vide no. eb/360/fs/a/occ/1/new dated 11/08/2026 issued for wing b upto 53rd upper floors on cs no. 126 of parel sewree division. 11. sanctioned plan issued by mcgm vide no. eb/360/fs/a dated 11/08/2026 issued for wing b upto 53rd upper floors on cs no. 126 of parel sewree division. 12. date of visit 18/09/2026.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-21 AT 3.16.57 PM.JPG	NULL	NULL	
WHATSAPP IMAGE 2026-09-21 AT 3.16.58 PM (1).JPG	NULL	NULL	
WHATSAPP IMAGE 2026-09-21 AT 3.17.00 PM (2).JPG	NULL	NULL	
WHATSAPP IMAGE 2026-09-21 AT 3.16.56 PM (1).JPG			
WHATSAPP IMAGE 2026-09-21 AT 3.16.59 PM (1).JPG	NULL	NULL	

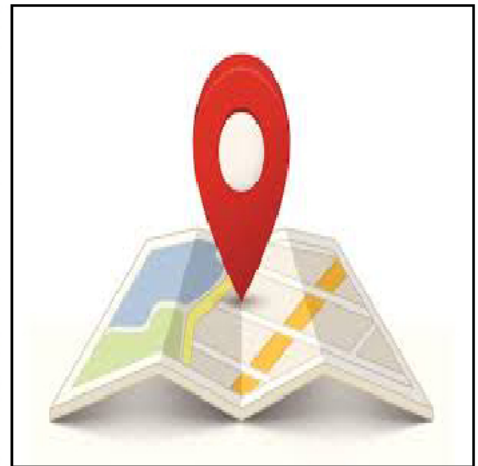
Entered By:	Protocol Valuers Private Maharastra_Hfc Hta2023059	Entered On:	21-Sep-2026
Recommended by:	Pramod Naik	Completion Status:	Construction Is Complete
Recommender's Comment:	Recommending The Case For Approval . Project Is Apf With Hfc		
Approver Name:	Jitendra Patil	Approver ID:	HE006696
Designation:	Senior Product Manager	Approved On :	21-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended.		



Longitude: 72.83958044000028
Latitude: 18.989839880011353
Image Taken 18-SEP-2026 16:32:25



Longitude: 72.83958044000028
Latitude: 18.989839880011353
Image Taken 18-SEP-2026 16:45:00



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.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and prevailing market rates for similar properties and on the facts and confirmation provided by the client ("Client") or his professional advisor or any other party on behalf of the Client as on date of assessment, which the Client represents to be complete and accurate in all respects. Report contains no representations or warranties of any kind. The Client should exercise appropriate due diligence with respect to the property, including approval status, legal and tax diligence, prior to taking of any decision. Compliance with statutory requirements applicable for construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any role in construction and pricing of the project / Property.

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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client. This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.