



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-155760	Application No.:	77000353994
Customer Name:	Abhijit Atmaram Patil	Branch :	(10027) ANDHERI JB NAGAR
Product Name:	HI - RHI - Home Purchase - Development Authority	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Abhijit Atmaram Patil	Mobile :	8390908980 8303599471

PROPERTY ADDRESS

Property Address:	Flat No. 1701,17th Floor, Building No. Eb35, ,Raigad Residency, Sector 39,,Plot No 01, Node Taloja,Navi Mumbai 410208	Location:	Taloja		
		City:	Navi Mumbai	Pin Code	410208
		State:	Maharashtra	Country	India
Legal Address:	Flat No. 1701, Building No. Eb35, Sector 39, Plot No 01, Node Taloja Navi Mumbai 410208.	Nearby Landmark:	Nh4 And Cidco Taloja Project		
		Collateral ID:	I26NMU208-084988		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	24	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	5
Green Housing:	No	Distance from City Center Km:	8
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
17th Floor	2	1	1	1BHK
Other1				
Other2				
Ground Floor				

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Highway Road	Internal Road	Building No.Eb36	Building No. Eb34
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 45 meter	Seismic Zone	3
Flood Prone Area	Yes	CRZ	2

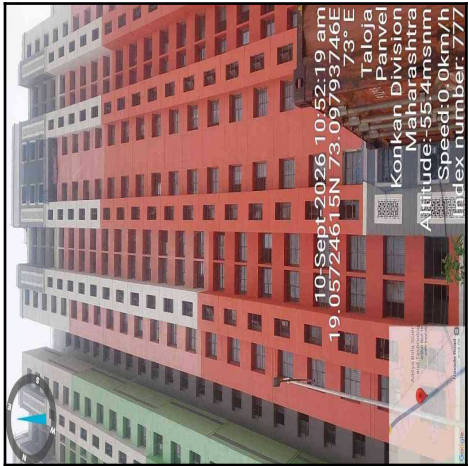
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS 24

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	296	0	0
Super Built Up/Sellable Area	444	5350	2375400
Other 1	1	0	0
Other 2	1	0	0
% Completion	95	TOTAL	2375400
% Recommended	95	Realizable Value:	2375000
Realizable Value In Words : Rupees Twenty-Three Lakh Seventy-Five Thousand			

Visited By:	Miss. Sneha Kendre	Visited on:	10-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1 this is residential 1 bhk flat located on 917 th floor 2 documents received cidcoallotment letter for mr. abhijit atmaram patil application no 260201323818 on date 04.09.2026 by cidco 3 carpet area as per document 296 sq ft with 50 pc loading sbua is 444 sft same is consider for valuation 5 property value as per allotment letter rs 2354860 6 rera no p52000045446 valid upto 31/12/2027 7 date of visit 10/09/2026 8 lat19.057268 long 73.09795902.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
ALLOTMENT LETTER.PDF			

Entered By:	Sneha Kendre	Entered On:	10-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Palas Banarsi	Approver ID:	HE012997
Designation:	Regional Technical Manager	Approved On :	10-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.09817254543101

Latitude: 19.057282685906802

Image Taken 10-SEP-2026 10:52:23



Longitude: 73.0982432886932

Latitude: 19.057280150702987

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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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