



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-156893	Application No.:	77000341884
Customer Name:	Yogesh Madhukar Salokhe	Branch :	(10115) PANVEL
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Yogesh Madhukar Salokhe	Mobile :	9272927003 9503340808

PROPERTY ADDRESS

Property Address:	Flat No. 14, 03rd Floor, Building No. 1, A Wing,,Marvels Kshipra Residency Chsl,,Karjat West, ,Tal. Karjat, Dist. Thane, Pincode 410201	Location:	Karjat		
		City:	Navi Mumbai	Pin Code	410201
		State:	Maharashtra	Country	India
Legal Address:	Flat No. 14, 03rd Floor, Building No. 1, A Wing, Marvels Kshipra Residency Chsl, S. No. 2, H.No. 2 Pt Village Mudre Budruk, Karjat West, Tal. Karjat, Dist. Thane, Pincode 410201	Nearby Landmark:	Near Shivalay Office		
		Collateral ID:	I26NMU201-086126		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPING
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Development Authority
Nature of Location:	Urban	Distance Travelled From Operating	27
Green Housing:	No	Distance from City Center Km:	1
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Vacant	10
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Vacant	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	D Wing	Open Plot	Road	Open Plot
Boundary	Na			

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

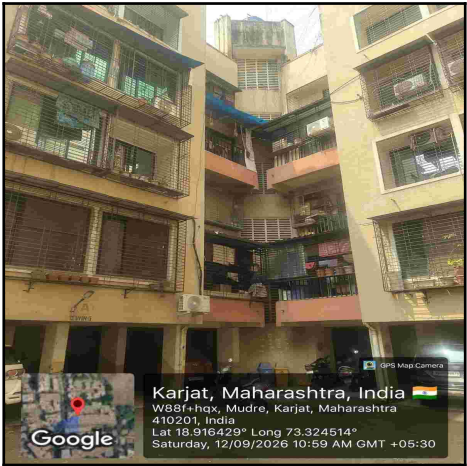
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PART STILT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	561	0	0
Super Built Up/Sellable Area	813	4200	3414600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3414600
% Recommended	100	Realizable Value:	3415000
Realizable Value In Words : Rupees Thirty-Four Lakh Fifteen Thousand			

Visited By:	Pritam S Patil_Hfc	Visited on:	12-Sep-2026
Violations observed (if any):			
Remarks:	null 1. copy of chain agreement between m/s. marvel builders and rajendra dhondiba bhalke, ranjana rajendra bhalke reg. no. 3624/2017 dt.11/07/2017 with sub registrar karjat is provided. 2. copy of draft agreement between rajendra dhondiba bhalke, ranjana rajendra bhalke and yogesh madhukar salokhe, yogini yogesh salokhe dt. 07/09/2026 is provided. 3. copy of cc no. jk/863/14 15/building/revised cc 2/kat 1/sr 1/14 15 dt.08/04/2015 cc is granted for ground part plus stilt part plus 4 upper floor by knp is provided. 4. copy of oc no. jk/1903/16 17 knp/tal. karjat/dist. raigad dt.26/11/2016 oc is granted for wing a ground part plus stilt part plus 4 upper floor by knp is provided. 5. society registration certificate no. rgd/kjt/hsg/tc/4364/2019 2020/year 2020 dt.14/01/2020 by marvels kshipra residency chsl is provided. 6. carpet area as per measurement is 598 sq. ft. 7. carpet area as per chain and draft agreement is 480 sq. ft. plus 81 sq. ft. balcony 8. sba as per chain agreement is 813 sq. ft. at 45 percent loading. 9. we have considered sba as epr chain agreement carpet area. 10. registerd agreement of the applicant is not provided. 11. during property visit yogesh salokhe met at property who is applicant. 12. occupancy level of the said building is 90 percent. 13. society is rgistered. 14. date of visit 12 sept 2026.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Pritam S Patil_Hfc S Patil_Hfc	Entered On:	15-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Palas Banarsi	Approver ID:	HE012997
Designation:	Regional Technical Manager	Approved On :	15-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.324417
Latitude: 18.916324
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Longitude: 73.324417
Latitude: 18.916324
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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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