



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-150163	Application No.:	77000337492
Customer Name:	Mukesh Mohanlal Mali	Branch :	(10836) MUMBAI- MALAD WEST-B
Product Name:	Nhl - Rnhl - Nrp - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	VACANT	Visited User Type:	Technical Agency
Contact Name:	Mukesh Mohanlal Mali	Mobile :	9892846316 9172688801

PROPERTY ADDRESS

Property Address:	Shop No. 26, Shop No. 27, Shop No.28, Ground Floor,Dhananjay Starlight, Achole Road, Nallasopara East,401209.	Location:	Nallasopara (East)
		City:	Thane Pin Code 401209
		State:	Maharashtra Country India
Legal Address:	Shop No. 26, Shop No. 27, Shop No.28, Ground Floor, Dhananjay Starlight, Survey No. 145/B, Survey No.145/C, Village Achole, Taluka Vasai District Palghar, Nallasopara East 401209	Nearby Landmark:	Opposite To Bappa Sitaram Market
		Collateral ID:	I26TNE209-082322

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	AVAILABLE
No of Floors:	19	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	6
Green Housing:	No	Distance from City Center Km:	450
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor	3	0	0	SHOP

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Underconstruction	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	Residential Building	Achole Road	Kamdheni Chs	Ganesh Shopping Center
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:	0	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	288	0	0
Super Built Up/Sellable Area	432	17000	7344000
Other 1	1	0	0
Other 2	1	0	0
% Completion	61	TOTAL	7344000
% Recommended	61	Realizable Value:	7344000

Realizable Value In Words : Rupees Seventy-Three Lakh Forty-Four Thousand

Visited By:	Vds Advisory Sangoi_Hfc	Visited on:	31-Aug-2026
Violations observed (if any):	1. The Said Property Is Under Construction. Plinth Is Completed, Rcc Completed Upto 14th Slab, 15th Slab Work Is In Progress, Brickwork Completed Upto 8th Floor, Internal Plaster Completed Upto 3rd Floor, Electric And Plumbing Concealed Completed Upto 3rd Floor And Rest Of Work Is In Progress, As Per Observation No. Of Labours Is Approx 30-40.		
Remarks:	null 2. cost sheet shop no. 26,27 and 28 ground floor, project known as dhananjay starlight on the name of mr. mukesh mali 5. cc for redevelopment of residential with shopline cum commercial building on land bearing s no. 145/b, s no. 145/c of village achole 6. approved plan for residential cum commercial building comprising of (ground floor plan) on plot bearing s no. 145/b, s no. 145/c of village achole,7. as per cost sheet for shop no. 26 carpet area is 106 sq. ft., shop no. 27 carpet area is 99 sq. ft., shop no. 28 carpet area is 85 sq. ft. 8. as per approved building plan for shop no. 26, carpet area is 105 sq. ft., shop no. 27, carpet area is 98 sq. ft., shop no. 28, carpet area is 85 sq. ft. 9. it is a commercial shop having carpet area for shop no. 26, shop no. 27, shop no.28 carpet area is 300 sq.ft. as per measurement. 10. for valuation, we have considered carpet area as per approved building plan (288 sq.ft.) 11. we have considered loading of 50 percent on carpet area for arriving at super built up area. 12. carpet area consist of shop working area. 13. during property visit met mr akash mishra (9370761158) who is vice president, it was clearly explained to her that said verification is done for valuation purpose against loan proposal received at icici hfc for which said property would be treated as a security. 14. this report is accomplished basis of site visit, valuation receipt, commencement certificate, approved building plan and we have considered the provided documents for accomplishment of this valuation report as per instructions of icici hfc. 15. name of the developers dhanraj starlight. 16. the said project is rera registered vide registration no. is p99000081038 which is valid upto 20/12/2029 . 17. we have visited on 26/08/2026		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
TIMEPHOTO-20260826-160838.JPG	NULL	NULL	
TIMEPHOTO-20260826-160904.JPG			
TIMEPHOTO-20260826-161013.JPG	NULL	NULL	
TIMEPHOTO-20260826-161237.JPG	NULL	NULL	
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TIMEPHOTO-20260826-160857.JPG			
TIMEPHOTO-20260826-161246.JPG	NULL	NULL	

File Name	Latitude	Longitude	Go To Map
TIMEPHOTO-20260826-161316.JPG	NULL	NULL	

Entered By:	Vds Advisory Sangoi	Entered On:	31-Aug-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Sai Narkar	Approver ID:	HE005884
Designation:	Technical Manager	Approved On :	31-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	recommending nrp builder purchase case for approval. as cc/plan approved by vvmc is available for persual and project is rera registered valid upto 20/12/29. subject to non apf approval to be taken on record prior to disbursement.however, credit to ensure all shops to be registered under single agreement.		



Longitude: 72.82103396998001
Latitude: 19.419221229999966
Image Taken 26-AUG-2026 13:07:52



Longitude: 72.82103396998001
Latitude: 19.419221229999966
Image Taken 26-AUG-2026 13:08:11



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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