



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-157301	Application No.:	77000354784
Customer Name:	Samir Thakershi Shethia	Branch :	(10027) ANDHERI JB NAGAR
Product Name:	Nhl - Micro Lap - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	VACANT	Visited User Type:	Technical Agency
Contact Name:	Samir Thakershi Shethia	Mobile :	9867075388 8454024364

PROPERTY ADDRESS

Property Address:	Office Nos. 101 And 102, First Floor, Colo Residency, Bhavani Shankar Road, Dadar (W), 400028	Location:	Dadar (W)
		City:	Mumbai
		Pin Code	400028
		State:	Maharashtra
		Country	India
Legal Address:	Office Nos. 101 And 102, First Floor, Cts No. 1441, 1653, 2/1653 Of Mahim Division, Colo Residency, Bhavani Shankar Road, Near Kabutar Khana, Dadar (W), 400028	Nearby Landmark:	Near Kabutar Khana
		Collateral ID:	I26MUM028-093083

PROPERTY DETAILS

Type Of Property:	Offices	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	21	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	8
Green Housing:	No	Distance from City Center Km:	7
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	2			2 OFFICES
Second Floor				
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	1
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	59

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Mc Jawale Road	Kings Crest	Bhavani Shankar Road	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:	GROUND FLOOR PLUS

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	2150	0	0
Super Built Up/Sellable Area	3332	38450	128115400
Other 1	2	1500000	3000000
Other 2	1	0	0
% Completion	100	TOTAL	131115400
% Recommended	100	Realizable Value:	131115000

Realizable Value In Words : Rupees Thirteen Crore Eleven Lakh Fifteen Thousand

Visited By:	Cbre South Asia Private Limited_Hfc	Visited on:	16-Sep-2026
Violations observed (if any):			

Remarks:	null 1. this is a resale case. 2. this is a commercial office. 3. this is ground floor plus 1st to 21st upper residential floors rcc framed structure. 4. building is well maintained and located in middle class area. 5. society is approximately 1 year old. 6. residual age of 59 years can be considered subject to proper and periodical maintenance. 7. this is a commercial office located on first floor. 8. premises are well maintained. 9. documents received copy of rectification deed index ii deed of transfer and copy of occupation certificate. 10. total carpet area as per provided documents is approx. 2150 sft and the same has been considered with loading of 55 pc. 11. physical measurement of the subject property revealed carpet area of approx 2150 sft. 12. based on discussions with designated contact person (provided by icici bank) and visual inspection, it was identified that the subject property (i.e. office nos. 101 and 102) is amalgamated to form a single larger unit having a single entrance. for the purpose of this valuation exercise we have considered the subject property (i.e. office nos. 101 and 102) as single unit. 13. during site visit met mr jitendra patil at the property who is the contact person, it was clearly explained to him, that the visit is being done for valuation purpose. 14. office owner verification to be done before disbursement. 15. society office verification not possible as it was closed during visit. 16. latitude longitude 19.01848, 72.84053 17. considered two parkings as mentioned in the rectification deeds shared.
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OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
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TIMEPHOTO_20260915_135755 (PHONE).JPG	NULL	NULL	
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INT.JPG	NULL	NULL	
TIMEPHOTO_20260915_135750 (PHONE).JPG	NULL	NULL	

Entered By:	Cbre South Asia Private L	Entered On:	29-Sep-2026
Recommended by:	Jitendra Patil	Completion Status:	Constructed
Recommender's Comment:	Recommended The Case For Approval. Site Visit Was Conducted By Me And Valuation Was Cross Verified By Real Estate Brokers And Found Provided Value By Both Valuers Are Inline With Market Price Range.		
Approver Name:	Shourya Gupta	Approver ID:	HE005626
Designation:	Head-Avg	Approved On :	29-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude:

Latitude:

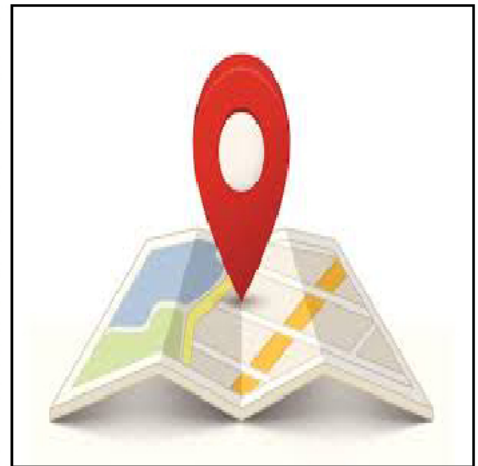
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Longitude:

Latitude:

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DECLARATION

I/We hereby 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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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.

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