



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-163482	Application No.:	77000361882
Customer Name:	Suleman Tayab Ali Shaikh	Branch :	(10836) MUMBAI- MALAD WEST-B
Product Name:	HI - Rhl - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Suleman Tayab Ali Shaikh	Mobile :	7715087029 9794740223

PROPERTY ADDRESS

Property Address:	Flat No. A2/301, 3rd Floor, Wing-A2, Hatkesh Heights,Hatkesh Heights A1 And A2 Chsl,,Hatkesh Udyog Nagar, Mira Road East 401107	Location:	Mira Road
		City:	Thane Pin Code 401107
		State:	Maharashtra Country India
Legal Address:	Flat No. A2/301, 3rd Floor, Wing-A2, Hatkesh Heights, Hatkesh Heights A1 And A2 Chsl, Survey No. 98/3, Village-Ghodbunder, Taluka And District Thane, Mira Road East 401107	Nearby Landmark:	Near Hatkesh Masjid
		Collateral ID:	I26TNE107-090796

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVAILABLE
No of Floors:	15	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	10
Green Housing:	No	Distance from City Center Km:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Third Floor	3	1	2	02 BHK
Other2				
Ground Floor				
First Floor				
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Vacant	7
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	53

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	N G Canery Chsl	Road	Under Construction Bldg	Industrial Units
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:	STILT PLUS 15TH UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	541	0	0
Super Built Up/Sellable Area	812	13600	11043200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	11043200
% Recommended	100	Realizable Value:	11043000

Realizable Value In Words : Rupees One Crore Ten Lakh Forty-Three Thousand

Visited By:	Vds Advisory Sangoi_Hfc	Visited on:	22-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1. as per site observation, the subject building and surrounding locality is community doiminated. 2. index no. 2 for flat no. a2/301, between 1) m. m. infrastructure (the developers) and 1) miss. ayesha abdul rehman shaikh 2) mrs. shabana abdul rehman shaikh (the purchasers), 3. draft agreement for flat no. a2/301, between 1) miss. ayesha abdul rehman shaikh 2) mrs. shabana abdul rehman shaikh (the transferors) and 1) suleman tayab ali shaikh (the transferee). 4. occupation certificate for residential with sholine building (hatkesh heights) comprising of stilt plus 15th part, on plot bearing survey no. 98/3, village ghodbunder 5. as per the index no. 2 for flat no. a2/301, carpet area is 541 sq.ft. 6. it is a 02 bhk residential flat having carpet area is 455 sq. ft. and balcony area is 55 sq.ft. as per measurements. 7. for valuation, we have considered area as per index no. 2 (541 sq.ft.) 8. we have considered loading of 50 percent on carpet area for arriving at super built-up area. 9. carpet area consists of living room with dining area, kitchen, 02 bedrooms, 2 toilets and room passage. 10. this report is accomplished basis of site visit, index no. 2, draft agreement, occupation certificate and we have considered the provided documents for accomplishment of this valuation report as per instructions of icici hfc limited. 11. during property visit mr. arif shaikh (8898583030) who is agent and it was clearly explained to him that property visit has been done for valuation purpose on behalf of icici hfc. 12. the society ownership name board is showing name of miss. ayesha abdul rehman shaikh and mrs. shabana abdul rehman shaikh. 13. we have visited on 22-09-2026		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
TIMEPHOTO-20260922-133700.JPG	NULL	NULL	
TIMEPHOTO-20260922-133637.JPG	NULL	NULL	
TIMEPHOTO-20260922-133722.JPG	NULL	NULL	
TIMEPHOTO-20260922-133645.JPG	NULL	NULL	
TIMEPHOTO-20260922-133632.JPG			
TIMEPHOTO-20260922-133712.JPG	NULL	NULL	
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TIMEPHOTO-20260922-133652.JPG	NULL	NULL	
TIMEPHOTO-20260922-133657.JPG	NULL	NULL	

File Name	Latitude	Longitude	Go To Map
TIMEPHOTO-20260922-134150.JPG	NULL	NULL	
TIMEPHOTO-20260922-133709.JPG	NULL	NULL	

Entered By:	Vds Advisory Sangoi	Entered On:	25-Sep-2026
Recommended by:	Sai Narkar	Completion Status:	Constructed
Recommender's Comment:	Recommending Resale Case For Approval. Oc Received Building		
Approver Name:	Pramod Naik	Approver ID:	HE015847
Designation:	Regional Technical Manager	Approved On :	25-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended		



Longitude: 72.87951451003777
Latitude: 19.281558650008677
Image Taken 22-SEP-2026 11:34:25

Longitude: 72.87951451003777
Latitude: 19.281558650008677
Image Taken 22-SEP-2026 11:34:44

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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