



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-109809	Application No.:	77000304929
Customer Name:	Abdul Kalam Shukrullah Shaikh	Branch :	(10836) MUMBAI- MALAD WEST-B
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Abdul Kalam Shukrullah Shaikh	Mobile :	9820124742 9172688801

PROPERTY ADDRESS

Property Address:	Flat No 404 4th A Wing Rolex Heights,Subash Nagar Road Cts No 253 253/1 To 26 Survey ,No 10pt 11 Hissa No 7 And Others Jogeshwari East ,Mumbai 400060	Location:	Jogeshwari (East)
		City:	Mumbai Pin Code 400060
		State:	Maharashtra Country India
Legal Address:	Flat No 404 4th Floor Wing A Rolex Heights Subash Nagar Road Cts No 253 253/1 To 26 Survey No 10pt 11 Hissa No 7 And Others Jogeshwari East Mumbai 400060	Nearby Landmark:	Near Jogeshwari Railway Station
		Collateral ID:	I26MUM060-081948

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPING
No of Floors:	18	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	20
Green Housing:	No	Distance from City Center Km:	0.200
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
4th Floor	2	1	1	1BHK FLAT
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Applicant	05
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	1 YEAR	Self	55

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Road	Buiding	Road	Building
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:	GROUND PLUS 18TH

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	364	0	0
Super Built Up/Sellable Area	546	16000	8736000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	8736000
% Recommended	100	Realizable Value:	8736000

Realizable Value In Words : Rupees Eighty-Seven Lakh Thirty-Six Thousand

Visited By:	Miss. Shweta Mohite	Visited on:	27-Jun-2026
Violations observed (if any):			

Remarks:	null 1) this is residential property this is rcc ground plus 18th floor rcc framed structure. building is 05 years and 45 years residual age. 2) documents received a) alternate accomodation between ms square construction and khurshida w/o tauqeer ali mehmoood hasan tabassum d/o tauqeer hasan and others dated 15/01/2024. b) cc no sra/eng/2843/ke/pl/ap dated 24/12/2021. c) approved plan no sra/eng/2843/ke//ap dated 14/02/2018 approved by sra. 3) measured area sq.ft documented area 399 sq.ft carpet. approved plan area 365 sq.ft considered for valuation and 50pc loading applied on it. 4) applicant daughter met at site.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
TIMEPHOTO_20260627_140124.JPG	19.137421666666665	72.85002138888888	
TIMEPHOTO_20260627_140204.JPG	19.138523333333332	72.85012472222222	
TIMEPHOTO_20260627_141234.JPG	NULL	NULL	
TIMEPHOTO_20260627_141305.JPG	20.158843333333333	72.79171888888888	
TIMEPHOTO_20260627_140126.JPG	19.13736972222222	72.85003999999999	
TIMEPHOTO_20260627_140117.JPG	19.137396111111112	72.85007916666666	
TIMEPHOTO_20260627_140240.JPG	NULL	NULL	
TIMEPHOTO_20260627_141302.JPG	NULL	NULL	
AGREEMENT_11ZON.PDF	20.158677777777775	72.79119916666666	
TIMEPHOTO_20260627_140135.JPG			
TIMEPHOTO_20260627_140231.JPG	19.138528055555554	72.85012638888888	
TIMEPHOTO_20260627_140233 (1).JPG	19.138528055555554	72.85012638888888	
TIMEPHOTO_20260627_140233.JPG	19.138618055555554	72.85015999999999	

Entered By:	Shweta Mohite	Entered On:	30-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Sai Narkar	Approver ID:	HE005884
Designation:	Technical Manager	Approved On :	30-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended. oc received building		



Longitude: 72.8498247222222

Latitude: 19.137085

Image Taken 27-JUN-2026 14:13:05

Longitude: 72.8500380555554

Latitude: 19.137309166666665

Image Taken 27-JUN-2026 14:02:04

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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