



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-154752	Application No.:	77000347619
Customer Name:	Srinath Krishnamurthy	Branch :	(10030) PUNE-MAIN
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Srinath Krishnamurthy	Mobile :	9890196693 9067638245

PROPERTY ADDRESS

Property Address:	Flat No. 1003, Tenth Floor, Aayush Gokul, Deepak Kunder Marg, Swastik Park, Chembur (E), 400071	Location:	B.A.R.C. Quarters Chembur
		City:	Mumbai Pin Code 400071
		State:	Maharashtra Country India
Legal Address:	Flat No. 1003, Tenth Floor, Plot No. 45, Survey No. 14-A, Cts No. 366/22 Of Village Chembur, Aayush Gokul, Deepak Kunder Marg, Opposite Club Emerald, Swastik Park, Chembur (E), 400071	Nearby Landmark:	Opposite Club Emerald
		Collateral ID:	I26MUM071-083945

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	12	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	7
Green Housing:	No	Distance from City Center Km:	14
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				
Tenth Floor	2	1	2	1 BHK FLAT
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na	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	Bramha Apartment	Internal Road	Suman Chsl	Anupam Chsl
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 12 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	412	0	0
Super Built Up/Sellable Area	618	20550	12699900
Parking	1	800000	800000
Other 2	1	0	0
% Completion	80	TOTAL	13499900
% Recommended	80	Realizable Value:	13500000
			Realizable Value In Words : Rupees One Crore Thirty-Five Lakh

Visited By:	Cbre South Asia Private Limited_Hfc	Visited on:	08-Sep-2026
Violations observed (if any):	16. Date Of Sv - 03/09/2026 17. Latiude Longitude - 19.055970, 72.891093		

Remarks:	null 1. this is residential under construction property. 2. this is a stilt plus 12 upper floors rcc frame structure development. 3. building is under construction and located in middle class area. 4. residual age of 60 years can be considered. 5. this is 1 bhk residential apartment located on tenth floor of the building. 6. copy of sale agreement ref no. mbi-31/16681/2026 dated 16/07/2026 approved plan issued by mcgm ref no. p-22438/2024/(366/22)/m/w ward/chembur-w dated 27/03/2026 full commencement certificate issued by mcgm ref no. p-22438/2024/(366/22)/m/w ward/chembur-w/fcc/1/amend dated 30th april 2026. 7. as per sale agreement 429 sft was identified as carpet area of the subject property. 8. physical measurement of flat revealed to be 415 sq ft. 9. carpet area as computed from the approved plan provided by icici hfc is 412 sft and the same has been considered for the purpose of this valuation exercise. 10. as per site inspection it was identified that subject property i.e. flat no. 1003 is currently amalgamated with adjoining flat no. 1004. further as per specific instruction received from icici hfc only flat no. 1003 has been considered for the purpose of this valuation exercise. 11. during site visit met mr. mithesh rathod at the property who is the supervisor and it was clearly explained to him that the visit is being done for valuation purpose. 12. as per approved plan provided by icici bank it was identified that the subject property is sanctioned as 1 hall 1 bedroom with alcove and same has been designated as flat no. 03. 13. currently rcc work completed 12th floor blockwork is in progress internal plaster work is done till 10th floors external plaster work is 75 pc done, flooring is not started yet plumbing and fitting work is done till 7th floor electrical work is done till 10th floor. 14. carpet area as approved plan has been considered for valuation with 50 pc loading. 15. 01 car parking has been considered as per sale agreement.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-03 AT 6.27.29 PM.JPG			
EXT.JPG	NULL	NULL	
INT.JPG	NULL	NULL	

Entered By:	Cbre South Asia Private L	Entered On:	08-Sep-2026
Recommended by:	Sai Narkar	Completion Status:	Semi-Constructed
Recommender's Comment:	Recommending Builder Purchase Case For Approval. As Cc/Plan Approved By Mcgm Is Available For Persual And Project Is Rera Registered Valid Upto 30/06/27. Subject To Non Apf Approval To Be Taken On Record Prior To Disburesment.		
Approver Name:	Pramod Naik	Approver ID:	HE015847
Designation:	Regional Technical Manager	Approved On :	08-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended subject to non apf formalities to be completed prior disbursal		



Longitude:

Latitude:

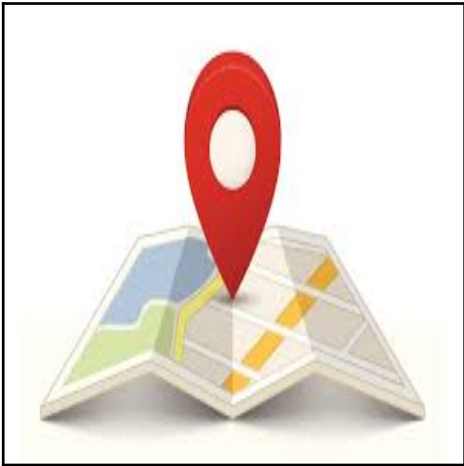
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Longitude:

Latitude:

Image Taken



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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