



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-150279	Application No.:	77000282292
Customer Name:	Nilesh Krupashankar Dubey	Branch :	(10136) VASAI
Product Name:	HI - Prime HI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Nilesh Krupashankar Dubey	Mobile :	9699223323 7040603058

PROPERTY ADDRESS

Property Address:	Flat No 1206, 12th Floor, Avanya Tower D, ,Near Thakur Mall, W E Highway, Dahisar East ,Mumbai 400068	Location:	Dahisar		
		City:	Mumbai	Pin Code	400068
		State:	Maharashtra	Country	India
Legal Address:	Flat No 1206, 12th Floor, Avanya Tower D, Near Thakur Mall, W E Highway, Cts No 3113 Of Village Dahisar Dahisar East Mumbai 400068	Nearby Landmark:	Near Thakur Mall		
		Collateral ID:	I26MUM068-082510		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPING AREA
No of Floors:	36	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	25
Green Housing:	No	Distance from City Center Km:	4
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
12 Th Floor	3	1	2	2 BHK
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	00
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	Details Not Available	Details Not Available	Details Not Available	Details Not Available
Actual on Site	Open Place	Avanya Tower C	D B Ozone	Open Plot
Boundary	Yes			

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	null	Land/Build up/Saleable Rate	null
Constructed Area:	656	Constructed Rate :	13007
Total Value ₹:	8532592	Floorwise Usage:	BASEMENT AND

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	567	0	0
Super Built Up/Sellable Area	851	15000	12765000
Car Parking	1	800000	800000
Other 2	1	0	0
% Completion	41	TOTAL	13565000
% Recommended	41	Realizable Value:	13565000

Realizable Value In Words : Rupees One Crore Thirty-Five Lakh Sixty-Five Thousand

Visited By:	Vertex Business Solutions Pvt Ltd._Hfc	Visited on:	31-Aug-2026
Violations observed (if any):			
Remarks:	Group Name- ANILINE CONSTRUCTION PVT LTD. Company Name - ANILINE CONSTRUCTION PVT LTD Grade - B Project Approval No - MUM/26/1700 Project ID Finone - Building ID Finone - this is residential property. building is under construction and located in middle class area. this is 2 bhk flat located on 12th floor of the building. during property visit we met mr aditya at the property he is the sales staff his contact no is 9768800971 it was clearly explained to him that property visit is done for valuation purpose in relation with loan proposal with icici hfc for which the property would be treated as a security. carpet area as per measurement is not possible. documented area - ca 611 sq ft. carpet area as per approved plan is 567 sq ft. carpet area has been considered for valuation as per plan sbua 851 sq.ft. carpet x 50 percent society name board not available at site rera pr1180002501827 completion date 30/09/2028 date of visit-11/08/2026. till now the foundation is 100 percent completed, rcc is 1st slab completed we have reffered the cost sheet cc issued by bmc ref no che/a-4042/bp(ws)/ar dated 20/03/2026 issued for b g 36 upper floors approved plan issued by bmc ref no che/a-4042/bp(ws)/ar dated 27/06/2025 rera pr1180002501827 completion date 30/09/2028		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Vertex Business Solutions	Entered On:	31-Aug-2026
Recommended by:	Altamas Khan	Completion Status:	Semi-Constructed
Recommender's Comment:	Recommended For Approval.Apf Project		
Approver Name:	Pramod Naik	Approver ID:	HE015847
Designation:	Regional Technical Manager	Approved On :	31-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation valuation as recommended considering the project is apf with hfc		



Longitude: 72.87451665994894

Latitude: 19.260453329990806

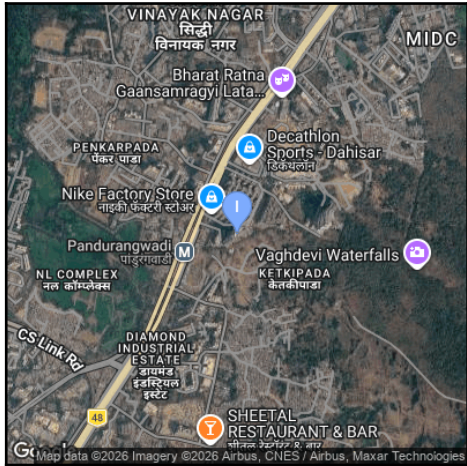
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Longitude: 72.87451665994894

Latitude: 19.260453329990806

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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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