



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-126603	Application No.:	77212586432
Customer Name:	Atish Chandrakant Bhoir	Branch :	(10131) THANE
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Atish Chandrakant Bhoir	Mobile :	8806860080 7039384734

PROPERTY ADDRESS

Property Address:	Flat No. 2508, 25th Floor, Building A Celesto ,Tharwani Majestic Towers Phase I,Village Barave Godrej Hill Khdakpada,Kalyan West 421301	Location:	Kalyan Bandar Rd
		City:	Thane Pin Code 421301
		State:	Maharashtra Country India
Legal Address:	Flat No. 2508, 25th Floor, Building A Celesto Tharwani Majestic Towers Phase I Plot No. 1 Old S. No 4/2, 4/4 And Others New S.No. 4a/1, 4a/2 And Others At Village Barave Godrej Hill Khdakpada Kalyan West 421301.	Nearby Landmark:	Near Jhulelal Chowk
		Collateral ID:	126TNE301-067572

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPING
No of Floors:	32	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	6
Green Housing:	No	Distance from City Center Km:	4.2
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor				
25th Floor	3	1	2	2BHK FLAT
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	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	Seasons Avenue	B Wing	Open Plot	Road
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	STILT PLUS 1ST TO 4TH

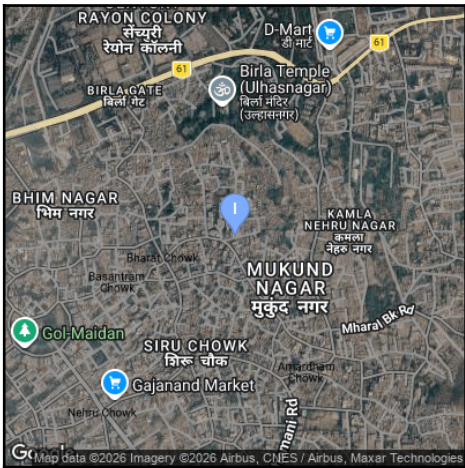
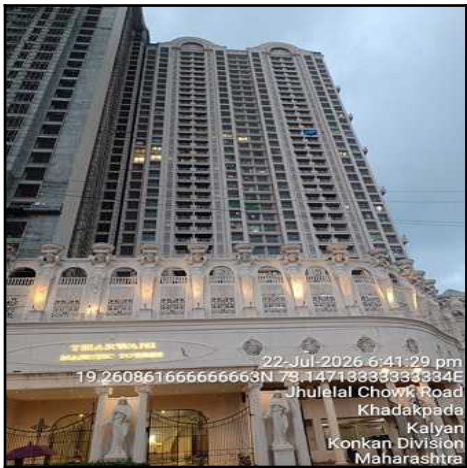
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	624	0	0
Super Built Up/Sellable Area	1028	8300	8532400
Other 1	1	500000	500000
Other 2	1	0	0
% Completion	100	TOTAL	9032400
% Recommended	100	Realizable Value:	9032000

Realizable Value In Words : Rupees Ninety Lakh Thirty-Two Thousand

Visited By:	Mr. Ashish Patil	Visited on:	23-Jul-2026
Violations observed (if any):	Na		
Remarks:	Group Name- THARWANI REALTY Company Name - THARWANI REALTY Grade - B Project Approval No - TNE/25/2288 Project ID Finone - 474034 Building ID Finone - 573350 1) this is builder purchase case. 2) subject property is 2bhk residential flat situated at 25th floor in stilt plus 1st to 4th podium floors plus 1st to 32nd residential floor with 4 lifts facility. 3) cc issued by kdmcc dated 23/12/2022 bearing no. kdmcc/tpd/bp/kd/2016-17/09/342. for stilt plus 1st to 4th podium floors plus 1st to 31st plus 32nd recreational floor. 4) a digitally signed plan issued by kdmcc dated 05/02/2025. for stilt plus 1st to 4th podium floors plus 1st to 31st plus 32nd recreational floor. 5) rera registration no. p51700023841 valid from 07/01/2020 and ending with 30/12/2025. 6) provided draft agreement is executed between m/s. tharwani realty and mr. atish chandrakant bhoir mrs. suchita atish bhoir. 7) we have taken 55 per loading on plan ca 624 sq. ft. plus 61 sft. 8) date of visit 22/07/2026. 9) copy of cost sheet flat no. 2508 building a in the name of atish chandrakant bhoir and suchita atish bhoir on dated 20/07/2026 by tharwani majestics. 10) copy of oc no. approval no. kdmcc/po/2026/apl/00188, building proposal number 1516933 dt. 14/01/2026 oc is granted for building no. a stilt plus 4 podium plus 1 to 32 upper floor by kdmcc. 11) carpet area as per draft agreement is 672 sq. ft. plus 56 sq. ft and 630 sq. ft. plus 75 sq. ft. balcony.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Ashish Patil	Entered On:	23-Jul-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Akshay Shirsat	Approver ID:	HE011169
Designation:	Technical Manager	Approved On :	23-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok icici hfc deemed apf tne/25/2288 rera oc received cat a builder car parking mention in cost sheet same considered in valuation ownership documents of car park to be taken		



Longitude:	73.1471333333334	Longitude:	73.16685944444446
Latitude:	19.260861388888888	Latitude:	19.23954666666667
Image Taken	22-JUL-2026 18:41:29	Image Taken	22-JUL-2026 18:29:23

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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