



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-148103	Application No.:	77000344863
Customer Name:	Manisha Mohan Wagh	Branch :	(10115) PANVEL
Product Name:	HI - Rhl - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Manisha Mohan Wagh	Mobile :	9773143834 7853476723

PROPERTY ADDRESS

Property Address:	Flat No. 1411, 14th Floor,,Building No. A4, Mahalaxmi Heights Chsl,,Mumbai Central,Tal And Dist -Mumbai City - 400034	Location:	Tardeo August Kranti Marg
		City:	Mumbai Pin Code 400034
		State:	Maharashtra Country India
Legal Address:	Flat No -1411, 14th Floor, Building No A4, Mahalaxmi Heights Chsl, Sant Veer Meghmaya Marg,C.T.S. No.383(Pt), 1/383, 4/383, 8/383, 389, 390, 397, 398 And 413(Pt), Of Tardeo Division, Mumbai Central, Tal And Dist. Mumbai City 400034	Nearby Landmark:	Near Race Course / Near Income Tax Office
		Collateral ID:	I26MUM034-082038

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVAILABLE
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	68
Green Housing:	No	Distance from City Center Km:	1
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				
14th Floor	2	1	2	01 BHK
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Jenti Mithalal Dharia	12
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	10 YEARS	Seller	48

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	S K. Rathod Road	Sv. Meghamuya Road	Building No. A 5	Internal 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:	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	269	0	0
Super Built Up/Sellable Area	390	22000	8580000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	8580000
% Recommended	100	Realizable Value:	8580000

Realizable Value In Words : Rupees Eighty-Five Lakh Eighty Thousand

Visited By:	Vds Advisory Sangoi_Hfc	Visited on:	29-Aug-2026
Violations observed (if any):	Na		
Remarks:	null 1. sale agreement for flat no. 1411 between 1) mangal shrusti gruh nirmiti limited, (the developer), 1) ms. jeevibhai mithalal dharia (the occupant) and 1) mr. jenti mithalal dharia (family member), date 21/01/2010. 2. draft agreement for flat no. 1411 between 1) mr. jenti mithalal dharia (the transferor) and 1) mr. mohan dudha wagh 2) mrs. manisha mohan wagh (the transferees). 3. occupation certificate for rehab building no.a4 comprising of wing a4 (ground floor plus 18 upper floors), 4. allotment cum possession letter on the name of jenti m dharia in mahalaxmi heights chsl, date 18/08/2026, doc regn no.187. 5. as per possession letter for flat no. 1411, carpet area is 269 sq. ft. 6. it is a 01 bhk residential flat having carpet area of 270 sq. ft as per measurement. 7. for valuation, we have considered carpet area as per possession letter. (i.e. 269 sq. ft) 8. we have considered loading of 45 percent on carpet area for arriving at super built up area. 9. this report is accomplished basis of site visit, draft agreement, sale agreement, occupation certificate, allotment cum possession letter and we have considered the provided documents for accomplishment of this valuation report as per instructions of icici hfc limited. 10. during property visit mr. dhruv dharia (8177588090) who is sellers son and it was clearly explained to him that property visit has been done for valuation purpose on behalf of icici hfc. 11. the society ownership name board is showing name of ms. jeeviben m. dharia. 12. we have visited on 29-08-2026.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-08-29 AT 2.08.03 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-29 AT 2.08.24 PM.JPEG	21.58262583333333	71.84791388888888	
WHATSAPP IMAGE 2026-08-29 AT 2.08.21 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-29 AT 2.08.15 PM.JPEG			
WHATSAPP IMAGE 2026-08-29 AT 2.08.10 PM.JPEG	21.58262583333333	71.84791388888888	
WHATSAPP IMAGE 2026-08-29 AT 2.08.09 PM.JPEG	NULL	NULL	

Entered By:	Vds Advisory Sangoi	Entered On:	30-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Palas Banarsi	Approver ID:	HE012997
Designation:	Regional Technical Manager	Approved On :	30-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 72.8241600399774
Latitude: 18.981144829999174
Image Taken 29-AUG-2026 13:15:06

Longitude: 72.8241600399774
Latitude: 18.981144829999174
Image Taken 29-AUG-2026 13:14:35

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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