



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-156106	Application No.:	4600000768
Customer Name:	Mohsina Mehraj Khan	Branch :	(10027) ANDHERI JB NAGAR
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Mohsina Mehraj Khan	Mobile :	9169161053 7400108644

PROPERTY ADDRESS

Property Address:	Flat No. 1401, Fourteenth Floor,Kgn Residency,Dimtimkar Road,Nagpada, Byculla (E), 400008	Location:	Mumbai Central		
		City:	Mumbai	Pin Code	400008
		State:	Maharashtra	Country	India
Legal Address:	Flat No. 1401, Fourteenth Floor, Kgn Residency, C.S. No. 1464 Of Byculla Division, Dimtimkar Road, Next To Aafiyah Heights, Nagpada, Byculla (E), 400008	Nearby Landmark:	Next To Aafiyah Heights		
		Collateral ID:	I26MUM008-087004		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	20	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Development Authoriy
Natute of Location:	Urban	Distance Travelled From Operating	17
Green Housing:	No	Distance from City Center Km:	2
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Fourteenth Floor	2	1	2	1 BHK APARTMENT
Other2				
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	Mary Mahal	Aafiyah Heights	Building	Dimtimkar 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:	THIS IS GROUND FLOOR

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	404	0	0
Super Built Up/Sellable Area	606	18000	10908000
Other 1	1	1000000	1000000
Other 2	1	0	0
% Completion	75	TOTAL	11908000
% Recommended	75	Realizable Value:	11908000

Realizable Value In Words : Rupees One Crore Nineteen Lakh Eight Thousand

Visited By:	Cbre South Asia Private Limited_Hfc	Visited on:	10-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is a residential apartment located on the fourteenth floor of the building. 2. this is ground floor plus 1st to 20th upper residential floors rcc structure. 3. building is under construction and residual age of 60 years can be considered subject to proper and periodical maintenance. 4. documents received copy of draft sale agreement, copy of approved plan and commencement certificate. 5. total carpet area as per part copy of draft sale agreement is approx. 442 sft. 6. physical measurement/carpet area computed from copy of approved plan is approx 404 sft, and the same has been considered for the purpose of this valuation exercise, with 50 pc loading. 7. unit owner verification to be done before disbursement .8. rcc work of the subject building has been completed upto 15th floor, further block work, internal/external plastering, flooring/dado, pop/surface preparation work, external painting, door windows, plumbing work, light/electrical fixtures and finishing (polishing included) work up to 13th floor has been completed. sanitary fitting, internal painting work, light/electrical fixtures and finishing (polishing included) work land development, common staircase, lift and lobby etc work for the subject building is inprogress. based on discussions with the site office, it was identified works for the subject property is scheduled to be completed by 2028. 9. latitude longitude -18.963661, 72.831743		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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TIMEPHOTO_20260910_154111 (PHONE).JPG	NULL	NULL	

Entered By:	Cbre South Asia Private L	Entered On:	17-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 31/12/28. 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 :	17-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:

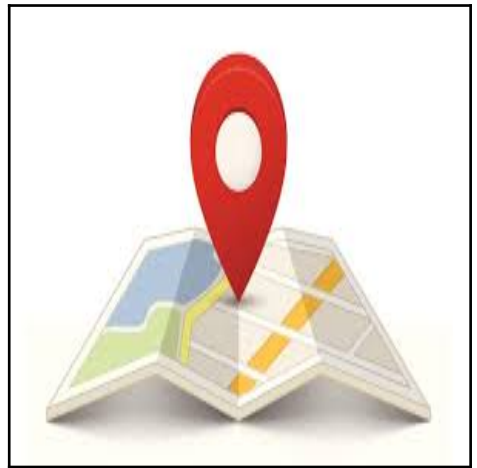
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Longitude:

Latitude:

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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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