



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-142655	Application No.:	77000329895
Customer Name:	Rahul Rajkumar Nirmal	Branch :	(10836) MUMBAI- MALAD WEST-B
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Rahul Rajkumar Nirmal	Mobile :	8369268498 9619939143

PROPERTY ADDRESS

Property Address:	Flat No. 901, 9th Floor, B Wing, The Sky Heights, Village Of Mogra,, Andheri East, District - Mumbai- 400069.	Location:	Western Exp Highway Andheri (E)
		City:	Mumbai Pin Code 400069
		State:	Maharashtra Country India
Legal Address:	Flat No. 901, 9th Floor, B Wing, The Sky Heights, Cts No. 84, 84/1 To 12 (Pt) Village Of Mogra, Andheri East, District - Mumbai- 400069.	Nearby Landmark:	Near Haridham Chs
		Collateral ID:	I26MUM069-077686

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	ALL AVAILABLE NEARBY
No of Floors:	19	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	3
Green Housing:	No	Distance from City Center Km:	1.1
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				
9th Floor	2	1	1	1BHK
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	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	Na	Na	Na	Na
Actual on Site	Building	Slum Area	Slum Area	Other Building
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:	2 BASEMENT PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	330	0	0
Super Built Up/Sellable Area	512	18300	9369600
Other 1	1	0	0
Other 2	1	0	0
% Completion	42	TOTAL	9369600
% Recommended	42	Realizable Value:	9370000

Realizable Value In Words : Rupees Ninety-Three Lakh Seventy Thousand

Visited By:	Assureval Private Limited_Hfc	Visited on:	05-Aug-2026
Violations observed (if any):			
Remarks:	Group Name- SKYLINE DEVELOPERS. Company Name - SKYLINE DEVELOPERS. Grade - B Project Approval No - MUM/26/422 Project ID Finone - 487263 Building ID Finone - 587560 the said property is residential 01bhk flat located on 11th floor in building comprising of 2 basement plus ground plus 1st to 19th upper floors with 2 lifts. 2. stage of construction - 1 slab completed and remaining work is in progress. 2. at the time of visit the said property is under construction. 3. the said property is inspected through person met at site builder. 4. we have received cost sheet, cc, rera certificate and sanction plan for reference. 5. as per cost sheet area is 360 sq.ft. rera ca, sanction plan area is 330 sq. ft ca, we have considered sanction plan area with 55 percent loading on ca for the purpose of this valuation exercise. 6. the said project is rera registered having rera number - p51800078955 valid up to 31/12/2028. 7. copy of cc ref no. ke/pvt/0212/20120625/ap issued by sra on dated 4/9/2024. 8. copy of sanction plan ref. no. ke/pvt/0212/20120625/ap issued by sra on dated 1/3/2024. 9. as per site observation, building is located near slum area.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

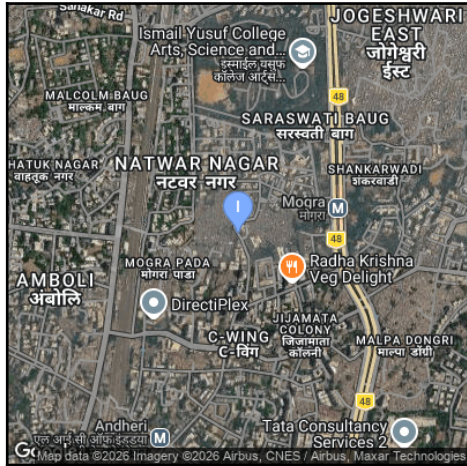
Entered By:	Assureval Private Limited_Hfc	Entered On:	20-Aug-2026
Recommended by:	Sai Narkar	Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Sai Narkar	Approver ID:	HE005884
Designation:	Technical Manager	Approved On :	21-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended. considering project is aof with hfc		



Longitude: 72.851632
Latitude: 19.127738100001334
Image Taken 05-AUG-2026 13:14:14



Longitude: 72.851632
Latitude: 19.127738
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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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ICICI Group has not undertaken any investigation into the title of the property and the valuation is made on the presumption that the property possesses a good and marketable title and is free from encumbrances.

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