



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-123353	Application No.:	77000319600
Customer Name:	Aniket Tarachand Patil	Branch :	(10019) JALGAON
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Aniket Tarachand Patil	Mobile :	9730407360 9021079207

PROPERTY ADDRESS

Property Address:	Flat No 601 6th Floor Shankheshwar Palms Building ,No 7b (A And B Wing) Chsl ,Village Shivaji Nagar Dombivali West,Tal Kalyan Dist Thane 421202	Location:	Vishnunagar
		City:	Thane Pin Code 421202
		State:	Maharashtra Country India
Legal Address:	Flat No 601 6th Floor Shankheshwar Palms Building No 7b (A And B Wing) Chsl S No 79 Hissa No 19 S No 81 Hissa No 1 And Others Village Shivaji Nagar Dombivali West Tal Kalyan Dist Thane 421202	Nearby Landmark:	Shankheshwar Palms Phase li
		Collateral ID:	I26TNE202-074510

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	DEVELOPED ELITE CLASS
No of Floors:	7	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:	2
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
6th Floor	2	1	1	1 BHK
Other1				
Other2				
Ground Floor				
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Indulkar	16
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	6 MONTHS	Tenant	44

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed				
Actual on Site	Bld 8	Bld 7b	Internal Road	Bld 6
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 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:	PART GROUND PART

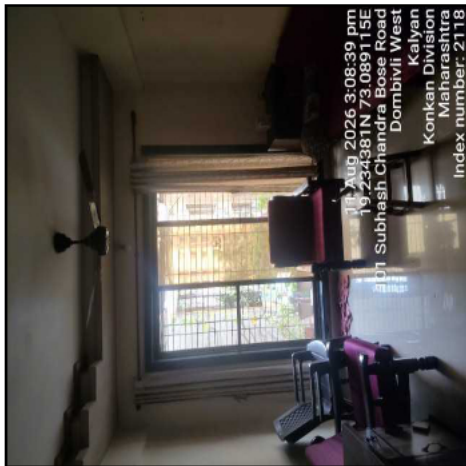
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	421	0	0
Super Built Up/Sellable Area	635	6700	4254500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4254500
% Recommended	100	Realizable Value:	4255000

Realizable Value In Words : Rupees Forty-Two Lakh Fifty-Five Thousand

Visited By:	Mr. Akshay Shirsat	Visited on:	11-Aug-2026
Violations observed (if any):			
Remarks:	null 1) resale case 2) index 2 vide no 01151/2010 kalyan 4 dated 22/02/2010 shankheshwar real estate company (builder) and nikhil bhavsar (purchaser) provided 3) kdmc building completion certificate vide no kdmp/nrv/cc/db/378 dated 27/08/2010 valid upto part ground plus part stilt plus 7th upper floors 4) documented area is 421 plus open terrace 56 sq feet 5) as per measurement 421 plus 46 sq feet bal 6) 40 pc loading consider on measurement carpet plus 46 sq feet balcony added 7) society is registered 8) as per bcc said bld type is 7b. same mention in agreement and society registration certificate		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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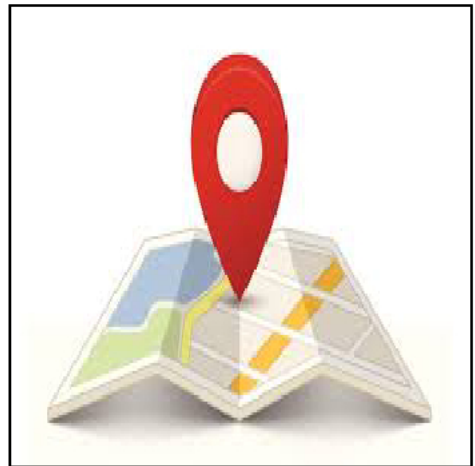
Entered By:	Akshay Shirsat	Entered On:	12-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Nevil Singh	Approver ID:	HE015938
Designation:	Regional Technical Manager	Approved On :	13-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended.		



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Latitude: 19.234358055555557
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DECLARATION

I/We hereby 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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