



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-163553	Application No.:	77000306028
Customer Name:	Rahul Maurya	Branch :	(10836) MUMBAI- MALAD WEST-B
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Rahul Maurya	Mobile :	7303334863 8655387059

PROPERTY ADDRESS

Property Address:	Flat No 1/6 First Floor The Mineendia Chsl,Building No 1 Mahakali Caves Road,Village Mulgaon Andheri East Mumbai 400093	Location:	Andheri (East)
		City:	Mumbai Pin Code 400093
		State:	Maharashtra Country India
Legal Address:	Flat No 1/6 1st Floor The Mineendia Chs Ltd Bldg No 1 Mahakali Caves Road Village Mulgaon Bearing Cts No 6a S No 51 H No 1 Andheri E Mumbai 400093	Nearby Landmark:	Mahakali Caves Road
		Collateral ID:	I26MUM093-089751

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Mumbai
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	24
Green Housing:	No	Distance from City Center Km:	
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other2				
Ground Floor				
First Floor	3	1	2	2 BHK
Second Floor				
Other1				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	25
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	35

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Road	Wing 2	Green View Chsl	Road
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	2

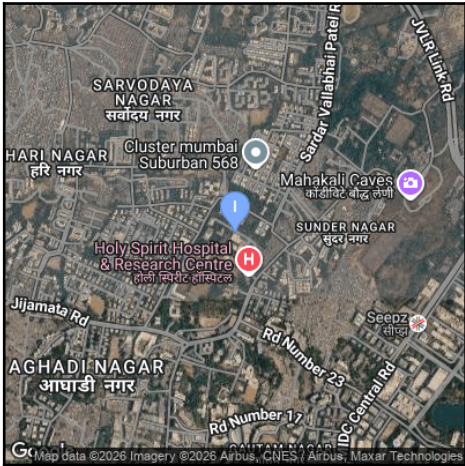
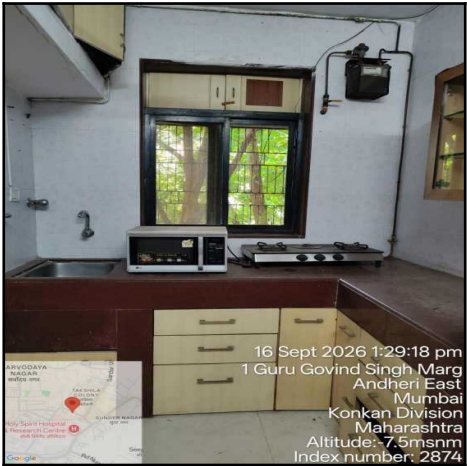
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS 3

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	0	0	0
Carpet Area	700	0	0
Super Built Up/Sellable Area	910	20000	18200000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	18200000
% Recommended	100	Realizable Value:	18200000
Realizable Value In Words : Rupees One Crore Eighty-Two Lakh			

Visited By:	Valsight Advisors Private Limited_Hfc	Visited on:	22-Sep-2026
Violations observed (if any):	Na		
Remarks:	null this is 2bhk flat at the time of visit flat was vacant and it is averagely maintained 2 plaster is peeled off at some places in flat mostly in wc bathroom areas 3 building is more than 20 yrs old 4 report is finalized on the basis of draft sale deed, chain agreement,oc and site inspection as per draft agreement area is 700 sq. ft ca and sale agreement area is 700 sq. ft ca and measured area is 765 sq. ft ca, we have considered agreement ca area with 30 ploading on it 5 report is finalized on the basis of draft sale deed chain agreement oc and site inspection 6 oc no ce / 6855 / ws / ak dated 26.02.2001 issued by mcgm for bldg gr3, on sn 51, hn 1 village mulgaon copy of regd agreement made between mr. ms shetty and mr. arun laxman joshi, rama arunjoshi on dated 11.02.2010, regd no. 1704/2010, sro no. andheri- 3.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Valsight Advisors Private	Entered On:	23-Sep-2026
Recommended by:	Sai Narkar	Completion Status:	Constructed
Recommender's Comment:	Recommending Resale Case For Approval. Oc Received Building		
Approver Name:	Pramod Naik	Approver ID:	HE015847
Designation:	Regional Technical Manager	Approved On :	23-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended.		



Longitude: 72.86664526909722

Latitude: 19.12889274199595

Image Taken 16-SEP-2026 16:56:59

Longitude: 72.86664526909722

Latitude: 19.12889274199595

Image Taken 16-SEP-2026 16:56:59

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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