



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-131988	Application No.:	77000327807
Customer Name:	Sagar Rajesh Dasari	Branch :	(10836) MUMBAI- MALAD WEST-B
Product Name:	HI - Rhl - Home Purchase - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sagar Rajesh Dasari	Mobile :	8976206296 9619939143

PROPERTY ADDRESS

Property Address:	Flat No.102, 01st Floor, Building No.02,,B Wing, Parel Shivneri Sra Chsl,Shivneri Marg, Kasturba Gandhi Nagar,,Lower Parel, Worli , Mumbai- 400018	Location:	Acharya Arte Chowk Worli
		City:	Mumbai Pin Code 400018
		State:	Maharashtra Country India
Legal Address:	Flat No.102, 01st Floor, Building No.02, B Wing, Parel Shivneri Sra Chsl, Dainik Shivneri Marg, Kasturba Gandhi Nagar, Cs No.110(Pt) Lower Parel, Worli , Mumbai- 400018	Nearby Landmark:	Near Tata Power Station
		Collateral ID:	I26MUM018-075616

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:	7	Class Of Locality:	Developed
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	17
Green Housing:	No	Distance from City Center Km:	1.4
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Vijay Mahadev	17
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	03 YEARS	Tenant	43

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open Plot	Mahaveer Tower	Shivganesh Chsl	Slum Area
Boundary	Na			

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

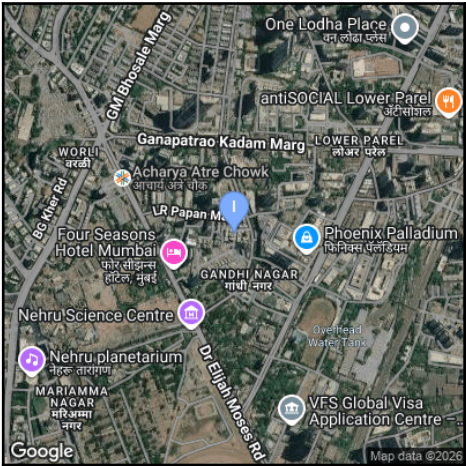
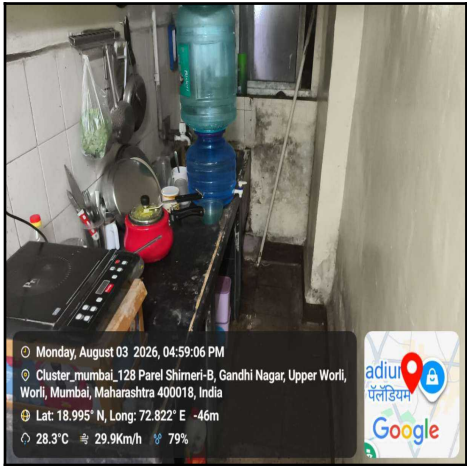
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS 07TH

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	225	0	0
Super Built Up/Sellable Area	315	23200	7308000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	7308000
% Recommended	100	Realizable Value:	7308000
Realizable Value In Words : Rupees Seventy-Three Lakh Eight Thousand			

Visited By:	Assureval Private Limited_Hfc	Visited on:	03-Aug-2026
Violations observed (if any):			
Remarks:	null the said property is residential 01rk flat located on 1st floor in building comprising of ground plus 7th upper floors with 1 lifts. 2. occupancy level of the building good. 2. at the time of visit the said property is tenant occupied. 3. the said property is inspected through person met at site mr. vijay mahadev- tenant. 4. we have received regd. agreement and oc, share certificate for reference. 5. as per regd. agreement area is 225 sq. ft ca and measured area is 225 sq. ft. we have considered agreement area with 40 percent loading on ca for the purpose of this valuation exercise. 6. copy of oc with having regd no. sra/eng/672/gs/ml/ap on dated 21/05/2009 issued by sra. 7. copy of regd agreement made between made between smt. surekha sakharam salaskar and mr. sagar rajesh dasari with having regd no.4604 sro mumbai -2 on dated18/02/2025. 8. copy of share certificate no.90 in the name of smt. janabai vithoba salaskar transfer to smt. surekha sakharam salaskar on dated 26/12/2024.9. as per site observation, black patches observed on external wall of the building.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
SAGAR DASARI.JPG			

Entered By:	Assureval Private Limited_Hfc	Entered On:	17-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Sai Narkar	Approver ID:	HE005884
Designation:	Technical Manager	Approved On :	17-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended. oc received building		



Longitude: 72.82229799999999

Latitude: 18.995192

Image Taken 03-AUG-2026 11:05:14

Longitude: 72.82229799999999

Latitude: 18.995192

Image Taken 03-AUG-2026 11:04:55

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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