



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-129353	Application No.:	77000319180
Customer Name:	Mohammad Iftekhar	Branch :	(10836) MUMBAI- MALAD WEST-B
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Mohammad Iftekhar	Mobile :	7738303435 6261250892

PROPERTY ADDRESS

Property Address:	Flat No. 1004, Tenth Floor, Wing C, Pride Panorama, Dsouza Compound Road, Sakinaka, Andheri (E)	Location:	Saki Naka Chandivali
		City:	Mumbai Pin Code 400072
		State:	Maharashtra Country India
Legal Address:	Flat No. 1004, Tenth Floor, Wing C, Pride Panorama, Cts No. 657 Of Village Mohili, Dsouza Compound Road, Sakinaka, Andheri (E), Near 1 Aerocity And Near Safed Pool, 400072	Nearby Landmark:	Near 1 Aerocity And Near Safed Pool
		Collateral ID:	I26MUM072-070357

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	12	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:	17
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Ground Floor				
Second Floor				
Tenth Floor	3	1	3	3BHK FLAT HAVING HALL, KITCHEN, 3
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good		Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed				
Actual on Site	Madhukosh Building And	Industrial Building	1 Aerocity	Internal 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:	2 BASEMENTS PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	905	0	0
Super Built Up/Sellable Area	1357	18720	25403040
Car Parking	1	1000000	1000000
Other 2	1	0	0
% Completion	100	TOTAL	26403040
% Recommended	100	Realizable Value:	26403000

Realizable Value In Words : Rupees Two Crore Sixty-Four Lakh Three Thousand

Visited By:	Cbre South Asia Private Limited_Hfc	Visited on:	28-Jul-2026
Violations observed (if any):			

Remarks:	Group Name- LANDCARE REALTY LLP Company Name - LANDCARE REALTY LLP Grade - A Project Approval No - MUM/25/304 Project ID Finone - 511735 Building ID Finone - 613579 1. this is residential property. 2. building is well maintained and located in middle class area. 3. residual age of 60 year can be considered as per cost sheet. 4. this is 3 bhk residential apartments located on 10th floor of the building. 6. occupation certificate issued by mcgm no. che/es/4273//337(new)/occ/1/ of dated 21st may 2026 for 2 basements plus ground plus 1st to 12th upper floors. 7. as per approved plan 905 sft was identified as carpet area of the subject property. 8. physical measurements of the subject property revealed carpet area of approx 900 sft. 9. during site visit met mr abhishek mishra at the property who is the salesperson. 10. carpet area as per approved plans has been considered for valuation with 50 pc loading. 11. 01 car parking considered as per cost sheet. 12. final fittings and finishing work running on site. 13. it must be noted that the said project is rera registered project with rera registration number p51800034548. 14. latlong 19.097213, 72.884825
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
1784733220221 (SMALL).JPG	14.640003611111111	79.90665111111112	
1784733220299 (SMALL).JPG			
1784733220243 (SMALL).JPG	NULL	NULL	
1784733220409 (SMALL).JPG			
1784733220314 (SMALL).JPG			

Entered By:	Cbre South Asia Private L	Entered On:	29-Jul-2026
Recommended by:	Sai Narkar	Completion Status:	Constructed
Recommender's Comment:	Recommending Builder Purchase Case For Approval. Considering Project Is Apf With Hfc. Oc Received Building		
Approver Name:	Pramod Naik	Approver ID:	HE015847
Designation:	Regional Technical Manager	Approved On :	29-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended considering the project is apf with hfc		



Longitude:

Latitude:

Image Taken



Longitude:

Latitude:

Image Taken



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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