



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-139279	Application No.:	77000336990
Customer Name:	Piyush Lalbahadur Singh	Branch :	(10829) MUMBAI - CBD BELAPUR
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Piyush Lalbahadur Singh	Mobile :	8898455666 8080362941

PROPERTY ADDRESS

Property Address:	Row House No. Ss-I/B-499, Sector 02, Airoli, Navi Mumbai, 400708	Location:	Airoli Node		
		City:	Navi Mumbai	Pin Code	400708
		State:	Maharashtra	Country	India
Legal Address:	Row House No. Ss-I/B-499, Sector 02, Airoli, Navi Mumbai, 400708	Nearby Landmark:	Near Dnyandeep School		
		Collateral ID:	I26NMU708-075386		

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	ALL AVAILABLE NEAR BY
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Development Authority
Nature of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	1	1	2	01RK
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Load Bearing	Occupied	Santosh	15
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	03 YEARS	Tenant	35

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Row House No. Ss-I/B-498	Row House No. Ss-I/B-500	Other Row House	Access Road
Boundary	Na			

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

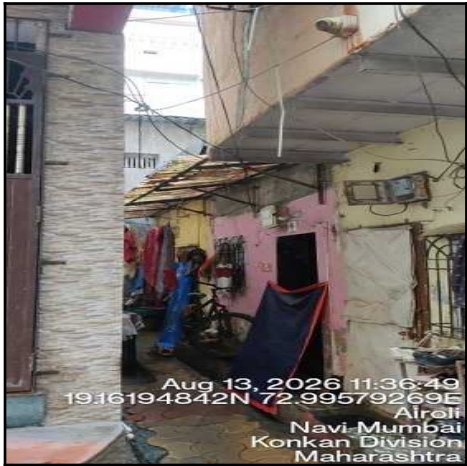
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND FLOOR

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	129	0	0
Super Built Up/Sellable Area	155	19400	3007000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3007000
% Recommended	100	Realizable Value:	3007000
Realizable Value In Words : Rupees Thirty Lakh Seven Thousand			

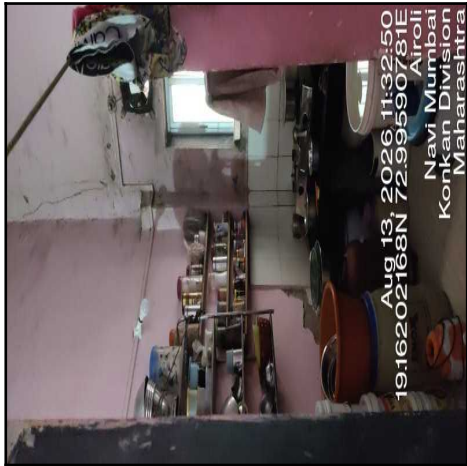
Visited By:	Miss. Aishwarya Kanyalkar	Visited on:	13-Aug-2026
Violations observed (if any):			
Remarks:	null 1. reg. agreement made between cidco and mr. narendra sitaram karangutkar reg.no. 5217/2012 dated 12/12/2012 sro thane 09. 2. transfer letter issued by cidco on the name of mr. narendra sitaram karangutkar ref. no. cidco/ems/aeo/al/2012/1707 dated 18/12/2012 3. documented area is bua 155 sqft 4. measured area is measured area is 159 sqft 5. valuation is considered on documented area. 6. property tax issued by nmmc dated 01/10/20 no. ai0000483491 on the name of narendra karangutkar 7. rate is considered on lumpsum basis		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
12 (12).JPEG	NULL	NULL	
12 (11).JPEG	NULL	NULL	
12 (10).JPEG	NULL	NULL	
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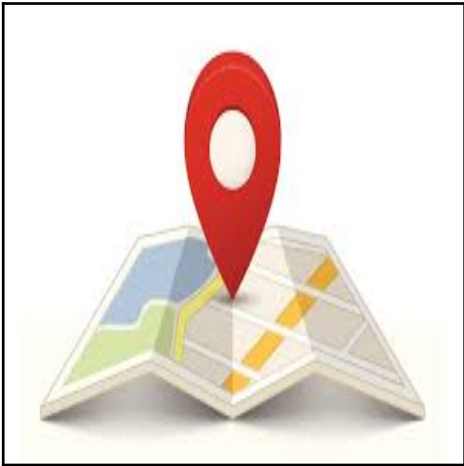
Entered By:	Aishwarya Kanyalkar	Entered On:	14-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Palas Banarsi	Approver ID:	HE012997
Designation:	Regional Technical Manager	Approved On :	14-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended. cidco allotted property. tranfer order in favor of seller in place.		



Longitude: 72.99579250000001
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Longitude: 72.99590777777777
Latitude: 19.162021666666664
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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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