



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-139768	Application No.:	77000335966
Customer Name:	Siddharth Krishna Bhat	Branch :	(10027) ANDHERI JB NAGAR
Product Name:	HI - RHI - Home Purchase - Under Construction Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Siddharth Krishna Bhat	Mobile :	9359158150 8419972126

PROPERTY ADDRESS

Property Address:	Flat No. 91, 9th Floor, Kalpataru Vivant North ,Wing F Cts No. 33 A (Pt), 62 76 (Pt), Of Village ,Majas Shyam Nagar, Taluka Andheri, , Jogeshwari East Mumbai 400060	Location:	Jogeshwari (East)		
		City:	Mumbai	Pin Code	400060
		State:	Maharashtra	Country	India
Legal Address:	Flat No. 91, 9th Floor, Kalpataru Vivant North Wing F Cts No. 33 A (Pt), 62 76 (Pt), Of Village Majas, Taluka Andheri, District - Mumbai Suburban, Jogeshwari (East) 400060	Nearby Landmark:	Near Majas Depot		
		Collateral ID:	I26MUM060-076442		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVAILABLE
No of Floors:	20	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	28
Green Housing:	No	Distance from City Center Km:	0.70
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor				
9th Floor	3	1	2	02 BHK
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na	00
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	0000	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Cts No. 33a Part Of Village	Cts No. 33a Part Of Village	Cts No. 33a Part Of Village	Cts No. 33a Part Of Village
Actual on Site	Nala	Building	Building	Building
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:	02 BASEMENT PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	588	0	0
Super Built Up/Sellable Area	882	23300	20550600
Other 1	1	1000000	1000000
Other 2	1	0	0
% Completion	80	TOTAL	21550600
% Recommended	80	Realizable Value:	21551000

Realizable Value In Words : Rupees Two Crore Fifteen Lakh Fifty-One Thousand

Visited By:	Vds Advisory Sangoi_Hfc	Visited on:	17-Aug-2026
Violations observed (if any):	Na		
Remarks:	null 1. the building is under construction. rcc slab is completed, brickwork completed, internal and external plaster completed, (mivan technology) rest of other work is in progress. only external visit has been done. 2. sale agreement for flat no. 91 between m/s. alder residency private limited (the promoter) and mr. siddharth krishna bhat and mrs. vijaya krishna bhat (the purchaser), 3. full c.c. for wing f of the building no. 1 upto top 22nd upper floor plus lmr and oht i.e. height 76.25 mt. from agl as per last approved amended plan dated 19/05/2025, 4. approved plan for residential building for building no. 1, wing- f (typical floor plan (5th to 7th ,9th ,11th,13th,15th, 17th, 19th), 5. as per index 2, carpet area of flat no. 91 is 618 sq. ft. 6. as per approved plan carpet area is 588 sq. ft. (with utility area is 17 sq. ft) 7. for valuation, we have considered area as per area approved plan. (i.e. 588 sq. ft) 8. we have considered loading of 50 percent on carpet area for arriving at super built-up area. 9. this report is accomplished basis of site visit, sale agreement, cc and approved plan copy. 10. during property visit mr. sameer (7400229138) who is sale person, and it was clearly explained to him that property visit has been done for valuation purpose on behalf of icici hfc. 11. 01 car parking is considered for valuation as it is mentioned as per sale agreement. 12.the said project is rera registered vide registration no. is p51800077538 which is valid upto 30/06/2029 13. name of developer - m/s. alder residency private limited, visited on 17-08-2026		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Vds Advisory Sangoi	Entered On:	18-Aug-2026
Recommended by:	Sai Narkar	Completion Status:	Semi-Constructed
Recommender's Comment:	Recommending Builder Purchase Case For Approval. As Cc/Plan Approved By Mcgm Is Available For Persual And Project Is Rera Registered Valid Upto 30/06/29. Subject To Non Apf Approval To Be Taken On Record Prior To Disburesment. Visit Done By Atm Sai Narkar		
Approver Name:	Pramod Naik	Approver ID:	HE015847
Designation:	Regional Technical Manager	Approved On :	18-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended subject to non apf formalities to be completed prior disbursal		



Longitude: 72.86239630998475
Latitude: 19.1378622899648
Image Taken 17-AUG-2026 18:49:16

Longitude: 72.86239630998475
Latitude: 19.1378622899648
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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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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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