



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-170272	Application No.:	77000351435
Customer Name:	Chanchal Rastogi	Branch :	(10836) MUMBAI- MALAD WEST-B
Product Name:	Nhl - Rnhl - Nrp - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	VACANT	Visited User Type:	Technical Agency
Contact Name:	Chanchal Rastogi	Mobile :	9336961456 9172688801

PROPERTY ADDRESS

Property Address:	Office No. 2601, 26th Floor, E Wing, Sejal Square,At Village Malad East,General Arunkumar Vaidya Marg, Goregaon East,Mumbai, 400 063.	Location:	Goregaon (East)		
		City:	Mumbai	Pin Code	400063
Legal Address:	Office No. 2601, 26th Floor, E Wing, Sejal Square, Cts No. 610a/1a/1a Part, 612, 613 And Others At Village Malad East, General Arunkumar Vaidya Marg, Goregaon East, Mumbai, 400 063.	State:	Maharashtra	Country	India
		Nearby Landmark:	Nearby Dindoshi Court		
		Collateral ID:	I26MUM063-093542		

PROPERTY DETAILS

Type Of Property:	Offices	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	30	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Development Authority
Nature of Location:	Urban	Distance Travelled From Operating	36
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
26th Floor	1		1	COMMERCIAL OFFICE AS PER PLAN
Other 2				
Ground Floor				
First Floor				
Second Floor				

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Heena Gaurav Jewels Chsl	Under Construction Building	Road	Open Space
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 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:	UNDER CONSTRUCTION

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	595	0	0
Super Built Up/Sellable Area	922	19900	18347800
Car Parking	1	1000000	1000000
Other 2	1	0	0
% Completion	40	TOTAL	19347800
% Recommended	40	Realizable Value:	19348000
Realizable Value In Words : Rupees One Crore Ninety-Three Lakh Forty-Eight Thousand			

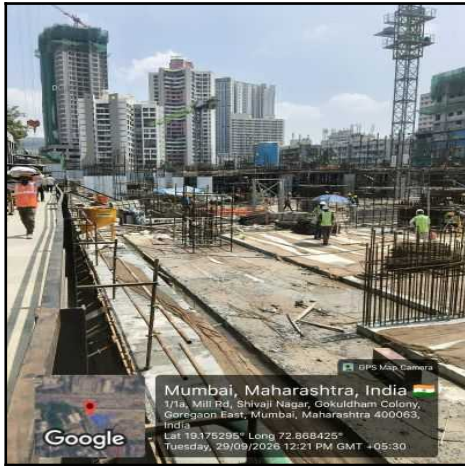
Visited By:	Protocol Valuers Private Limited_Maharastra_Hfc	Visited on:	30-Sep-2026
Violations observed (if any):			
Remarks:	Group Name- ALCHEMI DEVELOPERS PRIVATE LIMITED Company Name - ALCHEMI DEVELOPERS PRIVATE LIMITED Grade - B Project Approval No - MUM/26/2031 Project ID Finone - 525193 Building ID Finone - 627648 1. external visit is done as said building is under construction. 2. property valued is commercial office located on 26th floor in under construction building proposed 03 basement plus ground plus 1st to 3rd retail plus 4th to 7th podium plus 8th and 9th amenities plus 10th to 30th upper floors with provision of 12 lifts. 3. as on site construction work is in progress. 4. said building plinth work is completed. 5. the said project is registered under rera no. p51800056052. 6. we have received cost sheet, cc and sanctioned plan for reference. 7. cost sheet issued in the name of mr.chanchal rastogi for unit no. 2601 on 26th floor. 8. cc issued by sra vide no. p-s/pvt stgovt/0001/20250203/ap/s dated 27/02/2026 for sale building. 9. plan issued by sra vide no. sra/eng/ps/pvt/stgovt/0001/20250203/ap/s dated 25/02/2026 issued for sale building wing e. 10. as per cost sheet ca 595 sq.ft. and as per sanctioned plan rera ca 595 sq.ft. 11. report is furnished on the basis of plan area. 12. we have considered 55 percent loading on plan ca of 595 sq.ft. arrived sbua is 922 sq.ft. which is considered for valuation. 13. we have considered 1 no. of car parking space for valuation as mentioned in provided cost sheet. 14. icici hfc apf no. mh/mum/25/52914. 15. date of visit 29/09/2026.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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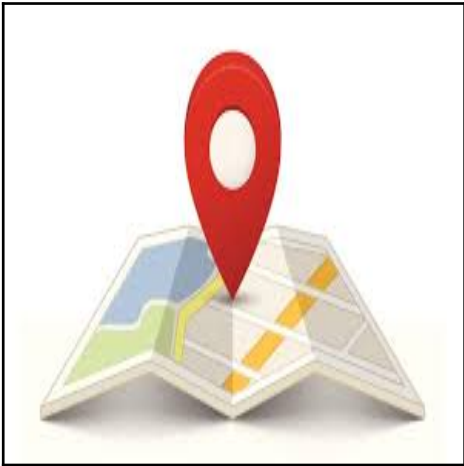
Entered By:	Protocol Valuers Private Maharastra_Hfc Hta2023059	Entered On:	30-Sep-2026
Recommended by:	Sai Narkar	Completion Status:	Semi-Constructed
Recommender's Comment:	Recommending Nrp Builder Purchase Case For Approval. Considering Project Is Apf With Hfc.		
Approver Name:	Jitendra Patil	Approver ID:	HE006696
Designation:	Senior Product Manager	Approved On :	30-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended .		



Longitude: 72.86868492000353
Latitude: 19.175180250047003
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Longitude: 72.86868492000353
Latitude: 19.175180250047003
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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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