



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-173098	Application No.:	77000343765
Customer Name:	Shivam Singh Yadav	Branch :	(10131) THANE
Product Name:	Nhl - Micro Lap - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	VACANT	Visited User Type:	Technical Agency
Contact Name:	Shivam Singh Yadav	Mobile :	7237947154 7506815666

PROPERTY ADDRESS

Property Address:	Flat No. 403, 4th Floor, B Wing, Building No.1,Durgabhakta Chsl, Rajbhar Nagar, Chinchpada Road, ,S. No. 43, H. No.9 Pt Of Village Katemanivali, ,Kalyan East, Tal. Kalyan, Dist. Thane, 421306	Location:	Kate Mani Vali
Legal Address:	Flat No. 403, 4th Floor, B Wing, Building No.1, Durgabhakta Chsl, Rajbhar Nagar, Chinchpada Road, S. No. 43, H. No.9 Pt Of Village Katemanivali, Kalyan East, Tal. Kalyan, Dist. Thane, Pincode 421306	City:	Thane Pin Code 421306
		State:	Maharashtra Country India
		Nearby Landmark:	Near Angel English School
		Collateral ID:	I26TNE306-094784

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPING
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	25
Green Housing:	No	Distance from City Center Km:	2
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
4th Floor	2	1	1	THE SAID FLAT 1 BHK
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Vacant	32
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Vacant	28

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	A Wing	Under Construction Building	Road	Angel English School
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:	1	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS 4 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	435	0	0
Super Built Up/Sellable Area	510	5300	2703000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2703000
% Recommended	100	Realizable Value:	2703000

Realizable Value In Words : Rupees Twenty-Seven Lakh Three Thousand

Visited By:	Pritam S Patil_Hfc	Visited on:	06-Oct-2026
Violations observed (if any):	Na		
Remarks:	null 1. copy of agreement between sunanda dattatray shinde and rajdhar yadav reg. no. 10692/2026 dt. 15/04/2026 with sub registrar thane 2 is provided. 2. copy of cc no.kmc/tpd/bp/3326/166 dt. 21/02/1990 cc is granted for ground plus 4 upper floor by kmc is provided. 3. copy of share certificate no. 34 number of shares 5 share nos from 166 to 170 of rs.50 each dt.30/09/2024 on the name of sunanda dattatray shinde by durgabhakta chsl is provided. 4. society registration certificate no.tna/kln/hsg/tc/14208/2002 2003 dt.17/01/2003 by durgabhakta chsl is provided. 5. copy of property tax is received with details of assessment account no. d05009451200 of assessment year 2025 2026 bill no. 362810 in the name of dattatray khandu shinde at total amount to be paid rs.6470 by kdmc is provided. 6. carpet area as per measurement is 435 sq. ft. 7. bua as per agreeemnt is 510 sq. ft. 8. we have considered bua as per agreement. 9. during property visit akash yadav met at property who is applicant relative. 10. occupancy level of the said building is 80 percent. 11. society is registered. 12. date of visit 06 oct 2026.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:Pritam S Patil_Hfc S Patil_Hfc

Recommended by:

Recommender's Comment:

Entered On:07-Oct-2026

Completion Status:Construction Is Complete

Approver Name: Akshay Shirsat

Designation: Technical Manager

Approver Recommendation : RECOMMENDED

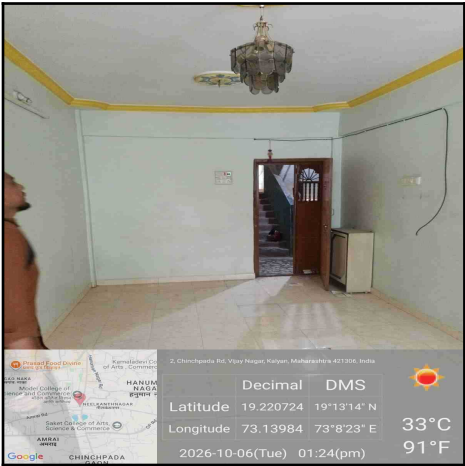
Conditional Remark:

Approver ID: HE011169

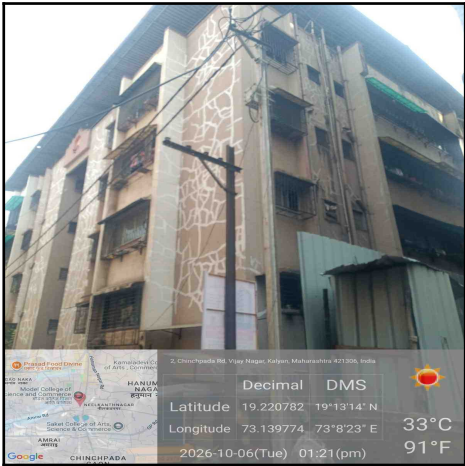
Approved On : 07-Oct-2026

Approver's Comment:

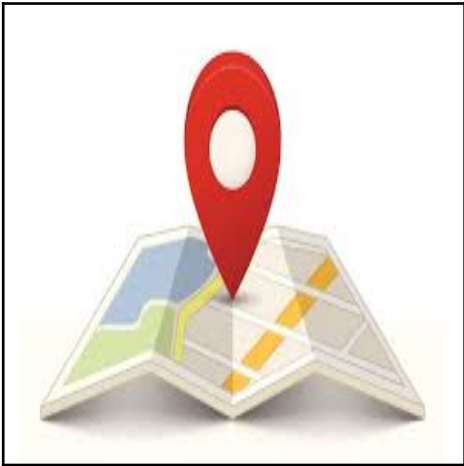
ok bld is 32 years old society is registered property tax available conveyance done same is reflect on 7 12 extract



Longitude: 73.139875
Latitude: 19.220658999999998
Image Taken 06-OCT-2026 10:46:20



Longitude: 73.139875
Latitude: 19.220658999999998
Image Taken 06-OCT-2026 10:46:28



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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