



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-140651	Application No.:	77000328944
Customer Name:	Sagar Nandu Shinde	Branch :	(10115) PANVEL
Product Name:	HI - Ag Dreamz - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR DREAMZ	Visited User Type:	Technical Agency
Contact Name:	Sagar Nandu Shinde	Mobile :	8767536886 9503340808

PROPERTY ADDRESS

Property Address:	Flat No. 208, 02nd Floor, B Wing, Gokuldham Complex A, B And C Chsl, Lodha Heaven, Village Nilje, Dombivali East, Tal. Kalyan, Dist. Thane, Pin Code 421204.	Location:	Manpada
		City:	Thane Pin Code 421204
		State:	Maharashtra Country India
Legal Address:	Flat No. 208, 2nd Floor, B Wing, Gokuldham Complex A, B And C Chsl, Lodha Heaven, Old S. No. 122, H. No. 5, New S. No. 73, H. No. 5 Of Village Nilje, Dombivali East, Tal. Kalyan, Dist. Thane, Pin Code 421204.	Nearby Landmark:	Near Vinayak Fitness Gym
		Collateral ID:	I26TNE204-086156

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPING
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	7
Green Housing:	No	Distance from City Center Km:	8
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Vacant	11
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Vacant	49

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	C Wing	Open Plot	Open Plot	A Wing
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 7 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	380	0	0
Super Built Up/Sellable Area	590	4000	2360000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2360000
% Recommended	100	Realizable Value:	2360000

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

Visited By:	Pritam S Patil_Hfc	Visited on:	18-Aug-2026
Violations observed (if any):	Na		
Remarks:	null 1. the considered unit is 1 bhk. 2. copy of draft agreement between jayram eknath patil and sagar nandu shinde dt. aug 2026 is provided. 3. allotment letter issued by builder sanskar buildcon on the name of copy of jayram patil dated 11/06/2018 4. na order no. mh/k1/t7/nap/nilje kalyan/sr 16/2014 dt. 25/11/2014 by collector of thane is provided. 5. copy of property tax is received with details of assessment account no. e40021457400 of assessment year 2024 2025 in the name of jayram eknath patil by kdmc is provided. 6. carpet area as per measurement is 380 sq. ft. plus 41 sq. ft. balcony. 8. bua as per document is 590 sq. ft. 9. we have considered bua as per document. 10. registerd agreement of the applicant is not provided. 11. during property visit jayram patil met at property who is seller. 12. occupancy level of the said building is 90 percent. 13. society is registered. 14 date of visit 18 aug 2026.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
ALLOTMENT LETTER.JPG			

Entered By:	Pritam S Patil_Hfc S Patil_Hfc	Entered On:	12-Sep-2026
Recommended by:	Palas Banarsi	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval. Case To Be Booked Under Apna Ghar Dreamz.		
Approver Name:	Jitendra Patil	Approver ID:	HE006696
Designation:	Senior Product Manager	Approved On :	15-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended.ensure case to be booked under apna ghar dream product.		



Longitude: 73.078
Latitude: 19.15948
Image Taken 18-AUG-2026 15:17:29



Longitude: 73.078
Latitude: 19.15948
Image Taken 18-AUG-2026 15:17:20



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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