



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                                   |                    |                       |
|---------------------|-----------------------------------|--------------------|-----------------------|
| Request ID:         | HRQ-26-136576                     | Application No.:   | 77000331200           |
| Customer Name:      | Piyush Gokul Patil                | Branch :           | (10054) BADLAPUR      |
| Product Name:       | HI - RHI - Home Purchase - Resale | BSM/RM Name:       | Los_Channel           |
| Loan Property Type: | REGULAR                           | Visited User Type: | In House              |
| Contact Name:       | Piyush Gokul Patil                | Mobile :           | 9309156366 9665349126 |

### PROPERTY ADDRESS

|                   |                                                                                                                                                            |                  |                           |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------|
| Property Address: | Flat No. 404 4th Floor Building No. 2 B Wing ,Shri Krishna Residency Building No. 2 Chsl ,Gut.No. 69 H.No.2and 3 Mouje Valivali,Badlapur West Thane 421503 | Location:        | Kulgaon                   |
|                   |                                                                                                                                                            | City:            | Thane Pin Code 421503     |
|                   |                                                                                                                                                            | State:           | Maharashtra Country India |
| Legal Address:    | Flat No. 404 4th Floor Building No. 2 B Wing Shri Krishna Residency Building No. 2 Chsl Gut.No. 69 H.No.2and 3 Mouje Valivali Badlapur West Thane 421503   | Nearby Landmark: | Blossom School            |
|                   |                                                                                                                                                            | Collateral ID:   | I26TNE503-075516          |

### PROPERTY DETAILS

|                       |                                   |                                         |                   |
|-----------------------|-----------------------------------|-----------------------------------------|-------------------|
| Type Of Property:     | Flat                              | Plot Demarcated At Site:                | YES               |
| Approved Land Use:    | Residential                       | Infrastructure Of The Surrounding Area: | GOOD              |
| No of Floors:         | 7                                 | Class Of Locality:                      | Middle Class Area |
| Carpet Area Measured: | Yes                               | Property Location:                      | Municipal Council |
| Nature of Location:   | Urban                             | Distance Travelled From Operating       | 2                 |
| 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 |
|--------------|--------------|-----------------|-----------------|-----------------|
| 4th Floor    | 2            | 1               | 1               | 1BHK            |
| First Floor  |              |                 |                 |                 |
| Second Floor |              |                 |                 |                 |
| Other1       |              |                 |                 |                 |
| Other2       |              |                 |                 |                 |

| Structure         | Occupancy Status | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
|-------------------|------------------|--------------------------|----------------------------------------------------|
| Rcc Structure     | Occupied         | Sunil Yadav              | 14                                                 |
| Maintenance Level | Occupied Since   | Relationship of Occupant | Residual Age Of Property                           |
| Good              | 8                | Seller                   | 46                                                 |

### BOUNDARIES ON SITE

|                  | East           | West      | North      | South    |
|------------------|----------------|-----------|------------|----------|
| As per Sale Deed | Na             | Na        | Na         | Na       |
| Actual on Site   | Blossom School | Open Plot | Barvi Road | Building |
| 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 :          | 1                  |
| Total Value ₹:                        | 2 | Floorwise Usage:            | BUILDING IS GROUND |

| VALUATION                                                     |               |                   |            |
|---------------------------------------------------------------|---------------|-------------------|------------|
| Description                                                   | Area in Sq.Ft | Rate/Sq.Ft        | Amount (R) |
| Landarea                                                      | 1             | 0                 | 0          |
| Carpet Area                                                   | 378           | 0                 | 0          |
| Super Built Up/Sellable Area                                  | 626           | 3200              | 2003200    |
| Other 1                                                       | 1             | 0                 | 0          |
| Other 2                                                       | 1             | 0                 | 0          |
| % Completion                                                  | 100           | TOTAL             | 2003200    |
| % Recommended                                                 | 100           | Realizable Value: | 2003000    |
| Realizable Value In Words : Rupees Twenty Lakh Three Thousand |               |                   |            |

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |             |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| Visited By:                   | Mr. Abhishek Lakhimale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Visited on: | 14-Aug-2026 |
| Violations observed (if any): |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |             |
| Remarks:                      | null   1. the said case is resale 2. person met at site sunil yadav seller 3. building is ground plus 7th floor with one lift 4. oc received.jvk no. kbnp.bp.1557 dated 17.10.2012 kbnp vaild upto ground plus 7th floor 5. seller agreement received. 9015.2011 dated 3.9.2011 ulhasnagar 2 between m. panchalal builders and developers and sunil sadabrij yadav 6. share certificate received. tna.amb.hsg.tc.33919.2021.2022 year 2021 date 30.6.2021 7. light bill received. 021571010477 name of sunil sadabrij yadav 8. documented carpet area is 475 sq.ft 9. measured carpet area is 378sq.ft plus 97 sq.ft balcony area 10. 40 pc loading consider on measured area plus balcony added |             |             |

| OMNI DOCS FILES               |                   |                   |           |
|-------------------------------|-------------------|-------------------|-----------|
| File Name                     | Latitude          | Longitude         | Go To Map |
| TIMEPHOTO_20260814_095155.JPG |                   |                   |           |
| TIMEPHOTO_20260814_095800.JPG | 19.17741222222223 | 73.23923166666667 |           |
| TIMEPHOTO_20260814_095201.JPG |                   |                   |           |
| TIMEPHOTO_20260814_095209.JPG |                   |                   |           |

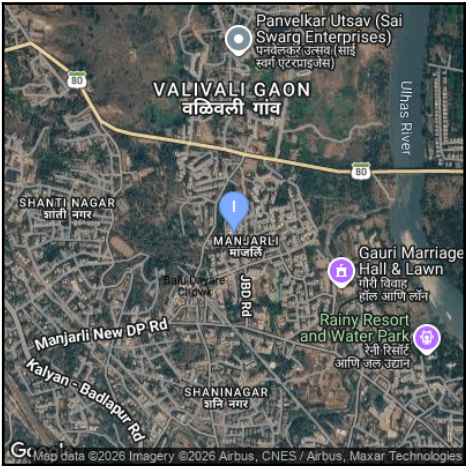
|                           |                                                                                            |                    |             |
|---------------------------|--------------------------------------------------------------------------------------------|--------------------|-------------|
| Entered By:               | Abhishek Lakhimale                                                                         | Entered On:        | 16-Aug-2026 |
| Recommended by:           |                                                                                            | Completion Status: | Constructed |
| Recommender's Comment:    |                                                                                            |                    |             |
| Approver Name:            | Akshay Shirsat                                                                             | Approver ID:       | HE011169    |
| Designation:              | Technical Manager                                                                          | Approved On :      | 16-Aug-2026 |
| Approver Recommendation : | RECOMMENDED                                                                                |                    |             |
| Conditional Remark:       |                                                                                            |                    |             |
| Approver's Comment:       | ok oc received valid upto 7th floor unit occupied by seller society registered oc received |                    |             |



Longitude: 73.2406102777778  
Latitude: 19.1794  
Image Taken 14-AUG-2026 09:58:00



Longitude: 73.2392316666667  
Latitude: 19.177412222222223  
Image Taken 14-AUG-2026 09:51:51



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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