



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-161114	Application No.:	7792120197
Customer Name:	Harpreet Singh Manchanda	Branch :	(10131) THANE
Product Name:	Nhl - Rnhl - Lap Residential - Bt + Top Up	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Harpreet Singh Manchanda	Mobile :	9619935450 9594893585

PROPERTY ADDRESS

Property Address:	Flat No. 102, 01st Floor,Laya Building, Veena Saaz,Chsl,Videocon Tower Lane, Cts No. 724/A, 783 784 ,Of Village Poisar, Thakur ,Kandivali East Mumbai 400101	Location:	Kandivali (East)
		City:	Mumbai Pin Code 400101
		State:	Maharashtra Country India
Legal Address:	Flat No. 102, 01st Floor,Laya Building, Veena Saaz Laya Chsl,Videocon Tower Lane, Cts No. 724/A, 783 784 Of Village Poisar, Thakur Kandivali East Mumbai 400101	Nearby Landmark:	Near Gokul Plaza
		Collateral ID:	I26MUM101-090052

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	ALL AVAILABLE NEARBY
No of Floors:	15	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	15
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
Ground Floor				
01st Floor	4	1	3	3BHK
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mrs. Harpreet Singh	14
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	12	Self	46

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Details Not Mentioned In Deed	Details Not Mentioned In Deed	Details Not Mentioned In Deed	Details Not Mentioned In Deed
Actual on Site	Internal Road	Open Plot	Other Wing	Videocon Tower Lane
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:	STILT PLUS 15TH UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1193	0	0
Super Built Up/Sellable Area	1670	24900	41583000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	41583000
% Recommended	100	Realizable Value:	41583000

Realizable Value In Words : Rupees Four Crore Fifteen Lakh Eighty-Three Thousand

Visited By:	Propedge Valuations Pvt Ltd_Mumbai_Hfc	Visited on:	19-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1. the subject property is a 03 bhk residential flat situated on the 1st floor in ground 15th upper floors residential building with 2 lifts and 04 flats on 1st floor. 2. at the time of visit the said property was self occupied by mr. harpreet singh. 3. the subject property is inspected in the presence of mr. harpreet singh - owner. 4. occupancy in the said building is good. 5. we have received copy of registered gift deed, sale plan part oc for reference. 6.the said property measured area is 1059 sq. ft ca and agreement carpet area is 1193 sq.ft, we have considered agreement area with 40 loading for the purpose of valuation 7. we have done the same case for other institute in the month of aug- 2026. as per the legal address mentioned in the provided cc and oc refers to building no. 5 and building no. 6, but on site our property is in laya where the building number is not mentioned, kindly verify the clarification documents from your end before further process. unit have two open car parking.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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Entered By:	Propedge Valuations Pvt L	Entered On:	23-Sep-2026
Recommended by:	Akshay Shirsat	Completion Status:	Construction Is Complete
Recommender's Comment:	Recommending Case Part Oc Received Valid Upto 7th Floor Self Occupied Unit Society Is Registered Oc Refers For Bld No 5 And 6 But After Society Registration Bld Name Is Veena Saaz Laya Chsl Society Clarification Letter W.R.T Oc To Be Taken Prior To Disbursement Project Visit Done By Rtm Pramod Naik		
Approver Name:	Jitendra Patil	Approver ID:	HE006696
Designation:	Senior Product Manager	Approved On :	23-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. site visit was conducted by rtm pramod naik and value was cross verified by real estate brokers and found provided value by both valuers are inline with market pricings.		



Longitude: 72.86557100008953

Latitude: 19.210679

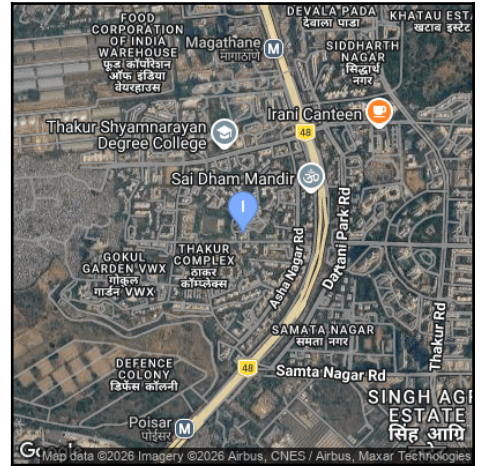
Image Taken 19-SEP-2026 14:46:35



Longitude: 72.86557100008953

Latitude: 19.210679

Image Taken 19-SEP-2026 14:47:01



DECLARATION

I/We hereby 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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