



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-150880	Application No.:	77000313441
Customer Name:	Neha Lahu Kolte	Branch :	(10136) VASAI
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Neha Lahu Kolte	Mobile :	9594402156 8169360348

PROPERTY ADDRESS

Property Address:	Flat No 12 Ground Floor Building No R 7 Sra Building,Ashtavinayak Chsl Near Lp Jagdale Guruji Vidyalay ,Appa Pada Road Malad (E) ,Mumbai 400097	Location:	Malad (East)
		City:	Mumbai Pin Code 400097
		State:	Maharashtra Country India
Legal Address:	Flat No 012 Ground Floor Building No R 7 Ashtavinayak Chsl Building Appa Pada Kurar Village 19b 2 19e 25b 25c And 26 Malad East Mumbai 400097.	Nearby Landmark:	Near Lp Jagdale Guruji Vidyalay
		Collateral ID:	I26MUM097-069438

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	SLUMS
No of Floors:	8	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	5
Green Housing:	No	Distance from City Center Km:	18
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				
Other2				
Ground Floor	1	1	2	1RK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr Pappu Gupta	6
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	5	Tenant	54

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Sra Building No. 8a	Sra Building No, R6	Other Residential Building	Sra Building No. 8b Sai Krupa
Boundary	No			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 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:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	225	0	0
Super Built Up/Sellable Area	315	8000	2520000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2520000
% Recommended	100	Realizable Value:	2520000

Realizable Value In Words : Rupees Twenty-Five Lakh Twenty Thousand

Visited By:	Mr. Sanket Naik	Visited on:	04-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is a resale case 2. this is ground plus eighth floors rcc framed structure development 3. building constructed in year 2020 and located in middle class area 4. residual age of 54 years can be considered subject to proper and periodical maintenance 5. this is 1rk residential flat located on ground floor of the building carpet area of 225 sft has been considered as per copy of chain agreement. 6. physically measured carpet area is 225 sft. 7. hence we have considered 315 sft sbua considering 40 percent loading on ca. 8. lat 191129.2n long 725209.2e.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
IMG-20260829-WA0112.JPG	NULL	NULL	
IMG-20260901-WA0134.JPG			
SCANNED DOCUMENT 7.PDF	NULL	NULL	
TIMEPHOTO_20260904_113435.JPG	NULL	NULL	
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CC & OC COPY.PDF	NULL	NULL	
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Entered By:	Sanket Naik	Entered On:	07-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Sai Narkar	Approver ID:	HE005884
Designation:	Technical Manager	Approved On :	07-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended		



Longitude:

Latitude:

Image Taken



Longitude:

Latitude:

Image Taken



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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