



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159169	Application No.:	77000357353
Customer Name:	Krishna Kumar Mishra	Branch :	(10027) ANDHERI JB NAGAR
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Krishna Kumar Mishra	Mobile :	9870427152 8419972126

PROPERTY ADDRESS

Property Address:	Flat No.202,2nd Floor,,Koteshwar Building,Survey No.190,Cts No.189b,,Kharkar Road,Thane West-400099.	Location:	Sahar Road		
		City:	Mumbai	Pin Code	400099
		State:	Maharashtra	Country	India
Legal Address:	Flat No.202,2nd Floor,Koteshwar Building,Survey No.190,Cts No.189b, Kharkar Road,Thane West-400099.	Nearby Landmark:	Near.Next Nkt Xollege		
		Collateral ID:	I26MUM099-088104		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
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	20
Green Housing:	No	Distance from City Center Km:	
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Milind Kale	24
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2007	Seller	36

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Nkt College	Open	Road	Building
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:	GROUND PLUS 4TH

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	480	13500	6480000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6480000
% Recommended	100	Realizable Value:	6480000
Realizable Value In Words : Rupees Sixty-Four Lakh Eighty Thousand			

Visited By:	R D Varadkar_Hfc	Visited on:	16-Sep-2026
Violations observed (if any):	Na		

Remarks:

null | 1) this is residential property this is rcc gr plus 4th floor rcc framed structure with lift. building is located in middle class area building is 24 years old residual age of 36 years can be considered subject to proper and periodical maintenance. 3) this is residential flat located on 2nd floor of the building. documents verified a) agreement copy between- mr.narendra pandhurang datar and mr.milind achyut kale mrs. sujata milind kale. dated- 30.04.2007. issued by- thane-2, reg no. 3240/2007. b) tax receipt no. tmc262713600255 copy provided. dated- 01.04.2026. issued by- tmc. c) onsite use for commercial purpose (advocat office).4) as per the onsite measurement is 380 sqft and the documented built up area is 480 sqft. 5) built up area 480 sq.ft as per agreement is consider for valuation. 6) during property visit mr.milind kale (seller) met at site and customer contact number is 9870427152. it was clearly explained to applicant and that the property visit is being done for the purpose of valuation in relation with the loan proposal with icii for which the property would be treated as a security. 7) our ref no is.18220

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-16 AT 1.08.59 PM.JPG	NULL	NULL	
WHATSAPP IMAGE 2026-09-16 AT 1.09.07 PM (2).JPG			
WHATSAPP IMAGE 2026-09-16 AT 1.09.08 PM (3).JPG	NULL	NULL	
WHATSAPP IMAGE 2026-09-16 AT 1.09.06 PM (2).JPG			
WHATSAPP IMAGE 2026-09-16 AT 1.09.08 PM.JPG			
WHATSAPP IMAGE 2026-09-16 AT 1.08.59 PM (1).JPG	NULL	NULL	
WHATSAPP IMAGE 2026-09-16 AT 1.09.07 PM (1).JPG			
WHATSAPP IMAGE 2026-09-16 AT 1.09.08 PM (2).JPG	NULL	NULL	
WHATSAPP IMAGE 2026-09-16 AT 1.09.03 PM (1).JPG	NULL	NULL	
WHATSAPP IMAGE 2026-09-16 AT 1.09.00 PM (1).JPG	NULL	NULL	
WHATSAPP IMAGE 2026-09-16 AT 1.09.00 PM (2).JPG	NULL	NULL	

File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-16 AT 1.09.02 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-16 AT 1.09.05 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-16 AT 1.09.06 PM (1).JPEG	NULL	NULL	
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WHATSAPP IMAGE 2026-09-16 AT 1.08.59 PM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-16 AT 1.09.03 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-16 AT 1.09.04 PM (1).JPEG	NULL	NULL	

Entered By:	R D Varadkar Varadkar	Entered On:	18-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Sai Narkar	Approver ID:	HE005884
Designation:	Technical Manager	Approved On :	19-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended please note that said property is used as commercial office. kitchen platform to be constructed in said apartment and same to be verified with the help of technical team before cheque handover. if kitchen platform is not constructed said property to be booked under lap product.		



Longitude: 72.97986944444445
Latitude: 19.196141666666666
Image Taken 16-SEP-2026 12:50:48



Longitude: 72.97986944444445
Latitude: 19.196141666666666
Image Taken 16-SEP-2026 12:50:48



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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