



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-130807	Application No.:	77000314740
Customer Name:	Abuzar Iqbal Dakhni	Branch :	(10043) DOMBIVALI
Product Name:	HI - RHI - Home Purchase - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Abuzar Iqbal Dakhni	Mobile :	9096888940 8898549198

PROPERTY ADDRESS

Property Address:	Flat No 103 1st Floor Multani Residency,Chavindra,Taluka Bhiwandi Dist. Thane,421302	Location:	Bhiwandi
		City:	Thane Pin Code 421302
		State:	Maharashtra Country India
Legal Address:	Flat No 103 1st Floor Multani Residency S. No. 62/6/7 At Village Chavindra Taluka Bhiwandi Dist. Thane 421302	Nearby Landmark:	Opp. Pentagon Heights
		Collateral ID:	126TNE302-077708

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:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor				
1st Floor	3	1	2	2BHK FLAT
null				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open Plot	Internal Access	Pentagon Heights	Open Plot
Boundary	Na			

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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	BUILDING IS STILT PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	594	0	0
Super Built Up/Sellable Area	1026	4400	4514400
Other 1	1	0	0
Other 2	1	0	0
% Completion	90	TOTAL	4514400
% Recommended	90	Realizable Value:	4514000
Realizable Value In Words : Rupees Forty-Five Lakh Fourteen Thousand			

Visited By:	Mr. Ashish Patil	Visited on:	04-Aug-2026
Violations observed (if any):	Na		

Remarks:	null 1) this is builder purchase case. 2) subject property is 2bhk flat situated at 1st floor in stilt plus 7th floors with 1 lift facility. 3) cc and plan issued by bnmc dated 30/10/2024 bearing no. bnmc/rb/2024/apl/00009. for stilt plus 7th floor. 4) rera no p51700076655 valid from 20/06/2024 and ending with 30/11/2026. 5) plan ca is 594 ca plus bal 135 bal and measured ca is 735 sft. 6) building is 90 per completed and 90 per recommended i.e slab, bw, plaster, flooring completed and final finishing wip. 7) provided draft agreement is executed between mr developers and mrs afsha abuzar dakhni and abuzar iqbal dakhni 8) area and bld occupied by particular community
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Ashish Patil	Entered On:	21-Aug-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Akshay Shirsat	Approver ID:	HE011169
Designation:	Technical Manager	Approved On :	21-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok approved plan cc available valid upto 7th floor rera 30/11/2026 non apf approval to be taken area occupied by particular community		



Longitude:	73.0739816666667	Longitude:	73.07420499999999
Latitude:	19.3115016666667	Latitude:	19.31137972222224
Image Taken	04-AUG-2026 12:29:25	Image Taken	04-AUG-2026 12:18:22

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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