



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-114243	Application No.:	77000310424
Customer Name:	Shakeel Khalil Shaikh	Branch :	(10836) MUMBAI- MALAD WEST-B
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	In House
Contact Name:	Shakeel Khalil Shaikh	Mobile :	9892817981 9619939143

PROPERTY ADDRESS

Property Address:	Flat No 205 2nd Floor B Wing Crystal Chsl,Kanungo Estate Off Mira Bhayandar Road,Miraroad East Dist. Thane 401107	Location:	Mira Road
		City:	Thane Pin Code 401107
		State:	Maharashtra Country India
Legal Address:	Flat No 205 2nd Floor B Wing Crystal Chsl Kanungo Estate Off Mira Bhayandar Road Old S No 536/2 (Pt), New S No. 50/2 (Pt) Miraroad East Dist. Thane 401107	Nearby Landmark:	Kanungo Estate
		Collateral ID:	I26TNE107-064293

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	5
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
Other1				
Other2				
Ground Floor				
First Floor				
Second Floor	2	1	2	1BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Shakeel Khalil Shaik	24
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2008	Self	36

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Building	Building	Road	Building
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS 3

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	433	0	0
Super Built Up/Sellable Area	563	11000	6193000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6193000
% Recommended	100	Realizable Value:	6193000
Realizable Value In Words : Rupees Sixty-One Lakh Ninety-Three Thousand			

Visited By:	Mr. Jayant Meshram	Visited on:	10-Jul-2026
Violations observed (if any):	Na		

Remarks:	null 1.this is residential property 2.building located in middle class area. 3.this is 1bhk flat.4.during the property visit we met mr. shakeel khalil shaikh at the property he is the owner ofthat property it was clearly explained to him that property visit is done for valuationpurposein reletion with loan proposal with icici hfc for which the property would betreated as a security.carpet area as measurement is 440 sq.ft and documented area 520 sq.ft built up area. documented sbua considered for valuation sbua 563- 433sq.ftcarpet area adding 30 percent loading on it report furnished on the baisis of saledeed and oc. as per site observation said building is occupied by particular community
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Jayant Meshram	Entered On:	14-Jul-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Sai Narkar	Approver ID:	HE005884
Designation:	Technical Manager	Approved On :	15-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended. said property is located in specific community dominant area, however collection approval to be taken prior to disbursement.		



Longitude:	72.8588180555555	Longitude:	72.8589961111111
Latitude:	19.2918177777778	Latitude:	19.2919044444444
Image Taken	10-JUL-2026 15:02:20	Image Taken	10-JUL-2026 14:54:27

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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ICICI Group has not undertaken any investigation into the title of the property and the valuation is made on the presumption that the property possesses a good and marketable title and is free from encumbrances.

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