



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-160669	Application No.:	77000356802
Customer Name:	Ravindra Rama Poojari	Branch :	(10131) THANE
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Ravindra Rama Poojari	Mobile :	9920447762 9967255952

PROPERTY ADDRESS

Property Address:	Flat No. 203, Second Floor, Wing B, Building No. 1, Mahavir Estella A And B Wing Chsl., Ghodbunder Road, Mogharpada, Thane West 400615.	Location:	Belapur Node Sectot Iii
		City:	Thane Pin Code 400615
		State:	Maharashtra Country India
Legal Address:	Flat No. 203, Second Floor, Wing B, Building No. 1, Mahavir Estella A And B Wing Chsl, New Survey No. 52/1, 2, 3, 4, 50/5, Old Survey No. 40/1, 2, 3, 4 And 39/5, Village Mogharpada, Taluka And District Thane, Thane West 400615	Nearby Landmark:	Mogharpada
		Collateral ID:	I26TNE615-089379

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVAILABLE
No of Floors:	6	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	27
Green Housing:	No	Distance from City Center Km:	12
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	3	1	2	02 BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Ravindra Poojari	9
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2026	Self Occupied As A T	51

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	C D Building	A Wing	Niyati Lake Crown	Road
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 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:	GROUND FLOOR PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	524	0	0
Super Built Up/Sellable Area	786	10000	7860000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	7860000
% Recommended	100	Realizable Value:	7860000
Realizable Value In Words : Rupees Seventy-Eight Lakh Sixty Thousand			

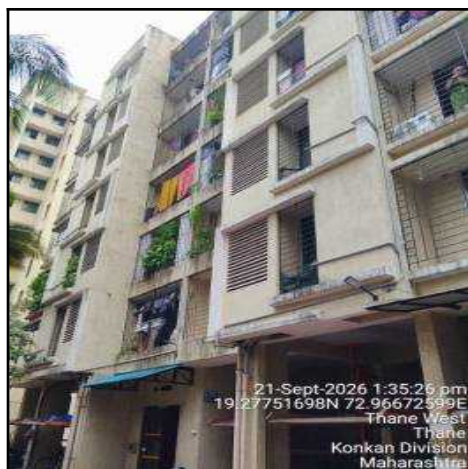
Visited By:	Vds Advisory Sangoi_Hfc	Visited on:	21-Sep-2026
Violations observed (if any):	Na		

Remarks:	null 1. sale agreement for flat no. 203, between 1) m/s cityscape construction company (the developers) and 1) mr. rakesh rammurat panday 2) mrs. rachana rakesh pandey (the purchaser) 2. draft memorandum of understanding for flat no. 203, between 1) mrs. rajani namdeo funde (the seller) and 1) mr. ravindra rama poojari (the purchaser). 3. kindly note that we have not received the registered sale agreement in the name of mrs. rajani namdeo funde. 4. occupation certificate for residential building comprising of on plot bearing new survey no. 52/1, 2, 3, 4, 50/5, old survey no. 40/1, 2, 3, 4 and 39/5, village mogharpada, 5. as per sale agreement for flat no. 203, carpet area is 624 sq.ft and as per mou, carpet area is 524 sq.ft 6. it is 02 bhk residential flat having carpet area of 514 sq.ft and balcony area is 38 sq.ft. as per measurement. 7. for valuation, we have considered area as per mou (524 sq.ft) 8. we have considered loading of 50 percent on carpet area for arriving at super built up area. 9. carpet area consist of living room, kitchen, 02 bedrooms, 02 toilets and room passage. 10. occupancy level in the building is 100 percent. 11. during property visit mr. ravindra poojari (9920447762) who is on rent and purchaser and it was clearly explained to him that said verification is done for valuation purpose against loan proposal received at icici hfc for which said property would be treated as a security. 12. this report is accomplished basis of site visit, sale agreement, draft memorandum of understanding, oc and we have considered the provided documents for accomplishment of this valuation report as per instructions of icici hfc limited. 13. the society ownership name board is showing name of mrs. rajani namdeo funde 14. we have visited on 21-09-2026
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OMNI DOCS FILES			
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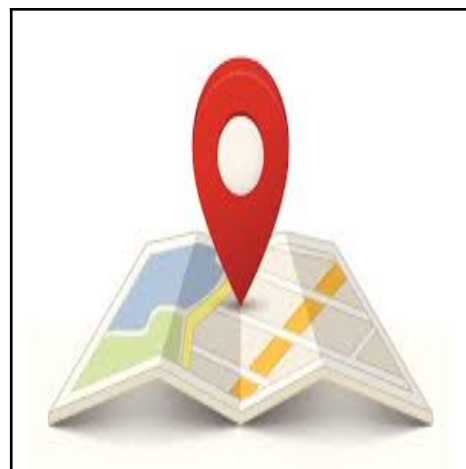
Entered By:	Vds Advisory Sangoi	Entered On:	22-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Akshay Shirsat	Approver ID:	HE011169
Designation:	Technical Manager	Approved On :	22-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok oc received lower side area consider for valuation unit occupied by applicant as a tenantsociety is registered		



Longitude: 72.96700548000074
Latitude: 19.27738594999403
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Longitude: 72.96700548000074
Latitude: 19.27738594999403
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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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