



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-145668	Application No.:	77000322927
Customer Name:	Praful Prakash More	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:	Praful Prakash More	Mobile :	9833619255 8983747094

PROPERTY ADDRESS

Property Address:	Flat No 302 3rd Floor B Wing Jaywanti Chsl,Village Nilemore Nallasopara West Taluka Vasai,District Palghar 401203	Location:	Sopara
		City:	Thane Pin Code 401203
		State:	Maharashtra Country India
Legal Address:	Flat No 302 3rd Floor B Wing Jaywanti Chsl S No 1 Village Nilemore Nallasopara West Taluka Vasai District Palghar 401203	Nearby Landmark:	Gaondevi Mandir
		Collateral ID:	I26TNE203-080996

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVAILABLE
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	8
Green Housing:	No	Distance from City Center Km:	1
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Flat No 302 3rd	2	1	1	01BHK TERRACE FLAT
null				
null				
null				
null				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr Rajesh Fadtare	25
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	21 YEARS	Seller	35

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed				
Actual on Site	Unique Apartment	Building	Building	Internbal Road And Building
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 45 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	2

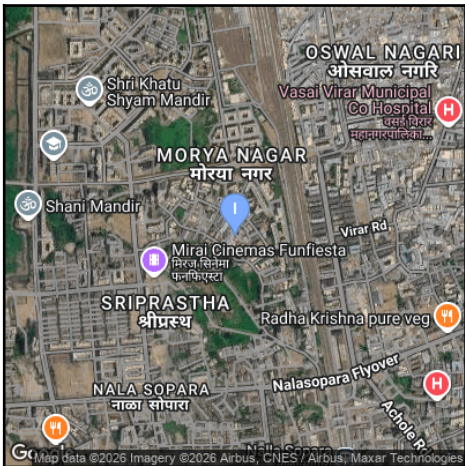
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GR PLUS 03 FLOORS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	363	0	0
Super Built Up/Sellable Area	655	6150	4028250
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4028250
% Recommended	100	Realizable Value:	4028000
Realizable Value In Words : Rupees Forty Lakh Twenty-Eight Thousand			

Visited By:	Mr. Siddhesh Sagvekar	Visited on:	26-Aug-2026
Violations observed (if any):	Na		
Remarks:	null 1.said case is a resale case. 2.said property is residential and structure is gr plus 03 upper floors residential without lift 3.reg agreement available in between mr yashwant vasant gore and mr rajesh tatyaba phadtare mrs rupali rajesh phadtare ref no 16033/2011 dated 19/12/2011 vasai 3 4.vvcmc property tax available in the name of shraddha uttam bagve previous owner ref no nl30/137/22 year 2026-27 5.ca as per agreement is 417 sqft plus 417 sqft terrace and as per measured is 363 sqft plus 442 sqft terrace. measured carpet area considered for valuation with suitable loading factor i.e ca x 1.4 sqft plus 1/3 terrace and valuation updated on lump sum basis 6.mrs rupali r phadtare met on site and clearly mentioned to her that said verification is done for valuation purpose against loan proposal received at icici hfc for which said property would be treated as security		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
TIMEPHOTO_20260826_114751.JPG	19.42545388888889	72.81465166666666	
TIMEPHOTO_20260826_114104.JPG	NULL	NULL	
TIMEPHOTO_20260826_121323.JPG	NULL	NULL	
TIMEPHOTO_20260826_114123.JPG			
TIMEPHOTO_20260826_113726.JPG	19.425728055555556	72.81483666666666	
TIMEPHOTO_20260826_114108.JPG	NULL	NULL	

Entered By:	Siddhesh Sagvekar	Entered On:	28-Aug-2026
Recommended by:		Completion Status:	Rcc Structure Completed
Recommender's Comment:			
Approver Name:	Altamas Khan	Approver ID:	HE005741
Designation:	Technical Manager	Approved On :	28-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for case .value inline with market pricings		



Longitude:	72.81465166666666	Longitude:	72.81480777777777
Latitude:	19.42545388888889	Latitude:	19.42542388888889
Image Taken	26-AUG-2026 12:13:14	Image Taken	26-AUG-2026 11:36:25

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.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and prevailing market rates for similar properties and on the facts and confirmation provided by the client ("Client") or his professional advisor or any other party on behalf of the Client as on date of assessment, which the Client represents to be complete and accurate in all respects. Report contains no representations or warranties of any kind. The Client should exercise appropriate due diligence with respect to the property, including approval status, legal and tax diligence, prior to taking of any decision. Compliance with statutory requirements applicable for construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any role in construction and pricing of the project / Property.

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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client.This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.