



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-155713	Application No.:	77000346367
Customer Name:	Milind Vasant Phadanavis	Branch :	(10131) THANE
Product Name:	HI - RHI - Home Purchase - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Milind Vasant Phadanavis	Mobile :	9967514946 7718903663

PROPERTY ADDRESS

Property Address:	Flat No. 102, 1st Floor And Ground Floor ,Building No A/5 Saket Complex Chsl Of Village,Thane West, Survey No 38/3 To 40 Tal And Dist ,Mumbai 400601	Location:	Thane Dr Ambedkar Marg
		City:	Thane Pin Code 400601
		State:	Maharashtra Country India
Legal Address:	Flat No. 02, Ground Plus Mezzanine Floor, Building No A/5 Saket Complex Chsl Of Village Majiwade Thane West, Survey No 38/3 To 40 Tal And Dist Mumbai 400601	Nearby Landmark:	Near Rustomjee Azziano
		Collateral ID:	I26TNE601-088948

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
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	12
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
First Floor	2		2	2BED 2 TOILETS
Second Floor				
Other1				
Other2				
Ground Floor	1	1	1	1RK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self Occupied	30
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	20 YEARS	Self Occupied	30

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Internal Road	Other Wing	Other Wing	Road
Boundary	Yes			

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 PLUS SEVEN

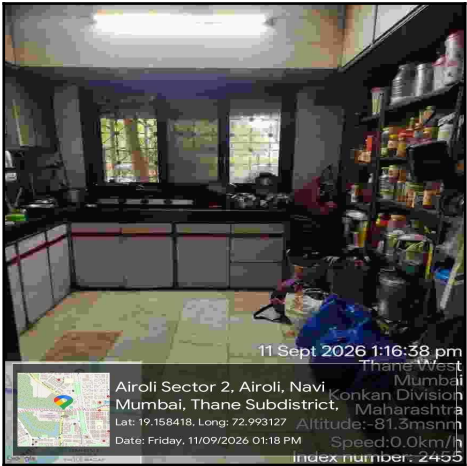
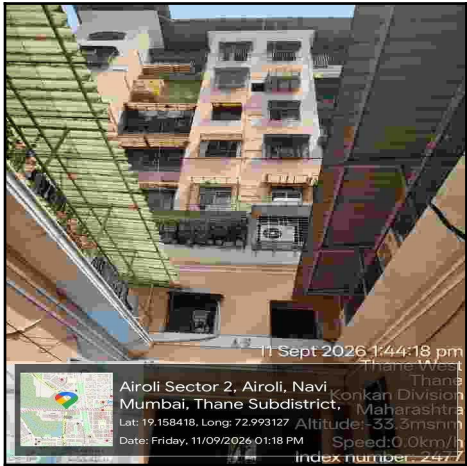
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	828	0	0
Super Built Up/Sellable Area	994	13500	13419000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	13419000
% Recommended	100	Realizable Value:	13419000

Realizable Value In Words : Rupees One Crore Thirty-Four Lakh Nineteen Thousand

Visited By:	Valsight Advisors Private Limited_Hfc	Visited on:	11-Sep-2026
Violations observed (if any):			
Remarks:	null 1 the property valued is 2bhk duplex flat and building comprising of ground plus seven upper floors 2 the development and surrounding locality is good 3 we have received index ii society registration certificate ptr and share certificate for reference 4 index ii for sale executed between ms rina aaron ruben and mrs flori mores ruben and mr milind fadnavis and mrs madhavi m fadnavis dated 04/12/2007 ref no thane 2 8753/2007 5 share certificate ref no tna/(tna)/hsgitc/10585/99 dated 07/09/1999 6 ptr issued by tmc property no 1050761/00002 dated 07/09/2026 7 during the site visit mrs gauri fadnavis was met at site it was clearly informed to her that the property visit was conducted for valuation purposes on behalf of icici home finance 8 as per agreement area is bua 994 sqft and measured carpet area is 1298 sqft and agreement bua is considered for valuation 9. dampness seen at toilet areas in the flat. 10. measurement area is more than agreement bua , rate is considered accordingly		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
SOCIETY CONFIRMATION .PDF	NULL	NULL	

Entered By:	Valsight Advisors Private	Entered On:	21-Sep-2026
Recommended by:	Akshay Shirsat	Completion Status:	Constructed
Recommender's Comment:	Reco Case Bld Is 30 Years Old Lower Side Area Considered Self Occupied Unit Tax Available In The Name Of Landlord Yesubai Bhoir.Builder Aggrement Flat No 02 Mention After Society Registration Same Named As Flat No 102 Having Entry From 1st And Ground Floor Same Clarification Taken From Society		
Approver Name:	Nevil Singh	Approver ID:	HE015938
Designation:	Regional Technical Manager	Approved On :	22-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended. internal visit done by atm-akshay shirsat.		



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Longitude: 72.9931388888889
Latitude: 19.158416666666664
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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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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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