



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-150029	Application No.:	7792147235
Customer Name:	Jaygovind Radheshyam Gupta	Branch :	(10131) THANE
Product Name:	Nhl - Rnhl - Nrp - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	VACANT	Visited User Type:	Technical Agency
Contact Name:	Jaygovind Radheshyam Gupta	Mobile :	8652878982 9594091207

PROPERTY ADDRESS

Property Address:	Shop No 7 Ground Floor ,Raunak 108 Old S No 108/1 2 3 And Others ,New S No 73/1 2 3 4 And Others Village Owale,Thane West-400615.	Location:	Belapur Node Sectot Iii
		City:	Thane Pin Code 400615
		State:	Maharashtra Country India
Legal Address:	Shop No.07, Ground Floor, Raunak 108 Old S No 108/1 2 3 And Others New S No 73/1 2 3 4 And Others Village Owale Thane West-400615.	Nearby Landmark:	Near.Gyanganga College
		Collateral ID:	I26TNE615-082246

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	DEVELOPING
No of Floors:	44	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	29
Green Housing:	No	Distance from City Center Km:	13
Report Condition:	Property Not Visited - Customer		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	1		1	COMMERCIAL SHOP
First Floor				
Second Floor				
Other1				
Other2				

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	Vihang Valley Phase 1	Internal Road	Road	Vihang Valley Phase 2
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	LOWER GROUND PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	157	0	0
Super Built Up/Sellable Area	251	42630	10700130
Other 1	1	0	0
Other 2	1	0	0
% Completion	95	TOTAL	10700130
% Recommended	95	Realizable Value:	10700000
Realizable Value In Words : Rupees One Crore Seven Lakh			

Visited By:	R D Varadkar_Hfc	Visited on:	31-Aug-2026
Violations observed (if any):			
Remarks:	null 1) this is commercial property this is rcc gr plus 44th floor rcc framed structurewith lift. building is located in middle class area building is under construction. finalfinishing work in progress. 3) this is commercial shop located on ground floor of thebuilding. documents verified a) cost sheet copy provided. b) c.cno.tmcB/tdd/0168/p/c/2024 copy provided. dated- 17.12.2024. issued by- tmc.vaild uptoground floor plus 1st floor parking floor plus 2nd to 44th upper floors c) digitalplan copy provided. approval number not readbale.dated -22/02/2024 issued by- tmcvaild upto ground floor plus 1st floor parking floor plus 2nd to 44th upper floors 4)as per cost sheet and digital plan carpet area 157 sq.ft 5) carpet area 157 sq.ft as per cost sheet and digital plan is consider for valuation. and loding 60pc applied on it. 6)during property visit mr. amit gaikwad met at site and customer contact number is8879975504. it was clearly explained to applicant and that the property visit is beingdone for the purpose of valuation in relation with the loan proposal with icici forwhich the property would be treated as a security. 7) our ref no is.18109 8) maharerano. p51700028435 valid upto 30/06/2027 9) index 2 vide no 17560/2026 thane 2 dated 19/06/2026btw unnati associates and nester builders and developers provided 10) in cc ctsno.445, 447 and others is also mention along with s no		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-08-27 AT 3.00.49 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-27 AT 3.00.55 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-27 AT 3.00.53 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-27 AT 3.00.55 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-27 AT 3.00.54 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-27 AT 3.00.54 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-27 AT 3.00.55 PM (2).JPEG	NULL	NULL	

Entered By:	R D Varadkar Varadkar	Entered On:	31-Aug-2026
Recommended by:	Akshay Shirsat	Completion Status:	Semi-Constructed
Recommender's Comment:	Recommending Case Aprproved Plancc Available Rera Valid Upto30/06/2027 Cf By Bajaj Non Apfapproval To Be Taken Prior Todisbursement Report Already Apprpved Against 77950049973 Repunching Again In New App		
Approver Name:	Nevil Singh	Approver ID:	HE015938
Designation:	Regional Technical Manager	Approved On :	31-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	OK AS RECOMMENDED. RESALE CASE IN UNDER-CONSTRUCTION PROPERTY. NON APF APPROVAL TO BE TAKEN.		
Approver's Comment:	ok as recommended. resale case in under-construction property. non apf approval to be taken.		



Longitude: 72.95836944444444

Latitude: 19.26228888888889

Image Taken 29-AUG-2026 17:55:42



Longitude: 72.95836944444444

Latitude: 19.26228888888889

Image Taken 29-AUG-2026 17:55:42



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.