



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-177059	Application No.:	7792120003
Customer Name:	Pankaj Bhaskar Gangurde	Branch :	(10131) THANE
Product Name:	Nhl - Rnhl - Nrp - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	VACANT	Visited User Type:	Technical Agency
Contact Name:	Pankaj Bhaskar Gangurde	Mobile :	9967444422 8369452207

PROPERTY ADDRESS

Property Address:	Shop No. 54, Ground Floor, The Revati T1 ,Akashganga Chsl, Dusari Rabodi , Village Majiwade,,Thane West, District- Thane, 400601.,400601.	Location:	Thane Dr Ambedkar Marg
		City:	Thane Pin Code 400601
		State:	Maharashtra Country India
Legal Address:	Shop No. 54, Ground Floor, The Revati T1 Akashganga Chsl, Dusari Rabodi , Survey No. 57, 58, 59, 60, 61 And 62 Of Village Majiwade, Thane West, District- Thane, 400601.	Nearby Landmark:	Near Saraswati Vidyalaya
		Collateral ID:	I26TNE601-097841

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	7	Class Of Locality:	Elite Class
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	29
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
Other1				
Other2				
Ground Floor	1			SHOP
First Floor				
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	27
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	33

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Not Mentioned In The	Not Mentioned In The	Not Mentioned In The	Not Mentioned In The
Actual on Site	Police Bharati Ground	Akashganga Road	Shatataraka Chsl	Internal 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 PLUS 7 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	280	0	0
Super Built Up/Sellable Area	420	16800	7056000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	7056000
% Recommended	100	Realizable Value:	7056000
Realizable Value In Words : Rupees Seventy Lakh Fifty-Six Thousand			

Visited By:	Insight Valuation And Advisory Services Llp_Hfc	Visited on:	14-Oct-2026
Violations observed (if any):			
Remarks:	null 1. property valued commercial shop located on gr. floor in ground plus 7 upper floors building with 1 lift and per floor several shops. 2. occupancy of building is good. 3. society is registered society registered no. tna.tna.gnl.c.764.1998.98.99 dt. 15.05.1998. 4. we have received index ii of deed gift, share certificate and o.c for reference. 5. documents details index ii of gift deed no.11591.2021 dt. 14.6.2021 between donor shalini ananda gaikwad and donee ananda laxman gaikwad and pradnya bahgwan nikam, share certificate no.37, members register no. 37 from 176 to 180 of rs. 50 and oc issued by tmc vide no. 6624.tmc.tdd.45 dt. 4.9.2018 granted for development work of residential building revati (t-1) akashganga chsl. 6. measured carpet area is 293 sft and the carpet area as per document is 280 sft, further area considered for valuation is documented carpet area 280 sft with 50 percent loading for super built up area 420 sft. 7. the subject property lacks frontage on the main road i.e. facing to compound wall and do not have shopping potential and hence attract considerable discount on the achievable capital values as compared to shops which are located along the main road. 8. as per occupation certificate and as per share certificate building name designated as revati (t-1) and on site building name is mentioned as revati. 9. date of visit 14.10.2026.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
PHOTO PDF.PDF			

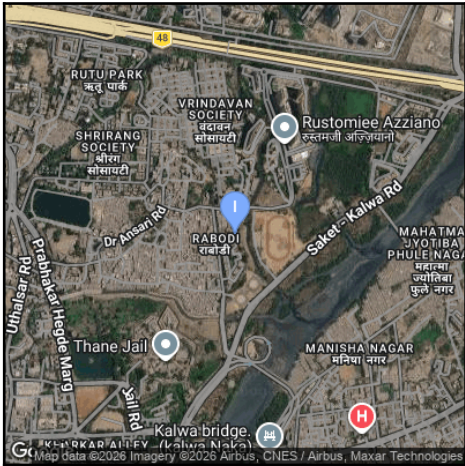
Entered By:	Insight Valuation And Adv	Entered On:	15-Oct-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Akshay Shirsat	Approver ID:	HE011169
Designation:	Technical Manager	Approved On :	15-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok bld is 27 years old society is registered unit is vacant shop facing in internal road		



Longitude: 72.985923
Latitude: 19.204189
Image Taken 14-OCT-2026 14:32:46



Longitude: 72.985923
Latitude: 19.204189
Image Taken 14-OCT-2026 14:32:29



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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