



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-139049	Application No.:	77000336101
Customer Name:	Suryakant Ramchandra Masane	Branch :	(10836) MUMBAI- MALAD WEST-B
Product Name:	HI - Prime HI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Suryakant Ramchandra Masane	Mobile :	9158141168 9305434247

PROPERTY ADDRESS

Property Address:	Flat No. 605, 06th Floor, B Wing, Building No. 03,,Param Pujya Dr Babasaheb Ambedkar Nagar Sra Chsl,Ambedkar Nagar, 90 Feet Road, Mulund East,Mumbai 400081	Location:	Mulund (E)		
		City:	Mumbai	Pin Code	400081
		State:	Maharashtra	Country	India
		Nearby Landmark:			Near Kelkar College
Legal Address:	Flat No. 605, 06th Floor, B Wing, Building No. 03, Param Pujya Dr Babasaheb Ambedkar Nagar Sra Chsl, Ambedkar Nagar, 90 Feet Road, Cts No. 1124 Of Mulund, Mulund East, Mumbai 400081	Collateral ID:	I26MUM081-080212		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	18	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:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
06th Floor	2	1	2	COMPACT 01BHK
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	9
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	51

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Building	Internal Road	C Wing	A Wing
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:	GROUND PLUS 18

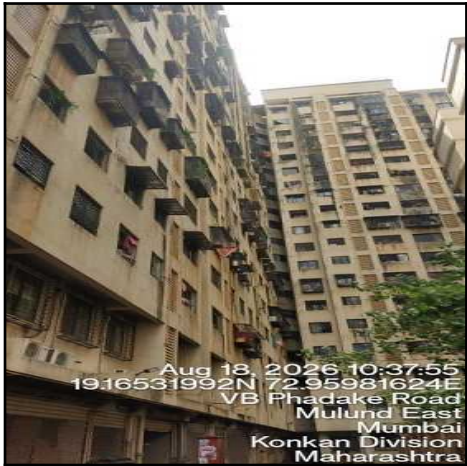
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	269	0	0
Super Built Up/Sellable Area	390	9700	3783000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3783000
% Recommended	100	Realizable Value:	3783000

Realizable Value In Words : Rupees Thirty-Seven Lakh Eighty-Three Thousand

Visited By:	Miss. Aishwarya Kanyalkar	Visited on:	18-Aug-2026
Violations observed (if any):			
Remarks:	null 1. oc issued by sra dated 07/11/2017 ref.no. sra/eng/2820/t/stgl/ap for building no. 03 for ground plus 18 floors 2. sra allotment letter issued by sra no. 567 for flat no. 605 dated 05/10/2017 on the name of mr. mohan malaya nathani 3. society is registered. 4. occupancy level of the building is good. 5. documented area is ca 269 sqft 6. measured area is 314 sqft 7. valuation considered on documented area with loading of 45 pc		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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DOCUMENT_4.PDF	NULL	NULL	
TIMEPHOTO_20260818_103755.JPG	19.165483055555555	72.96034055555556	
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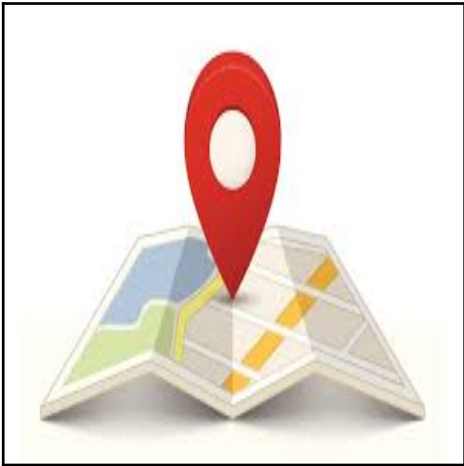
Entered By:	Aishwarya Kanyalkar	Entered On:	26-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Palas Banarsi	Approver ID:	HE012997
Designation:	Regional Technical Manager	Approved On :	27-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended. rlm approval in place.		



Longitude: 72.95981611111111
Latitude: 19.165319722222222
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Longitude: 72.96034055555556
Latitude: 19.165483055555555
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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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