

INDIVIDUAL TECHNICAL REPORT

Request ID : HRQ-26-153244	Application No : 77000342020
Customer Name : PRIYANKA SANJAY GAIKWAD	Branch : (10836) MUMBAI- MALAD WEST-B
Channel Name : LOS_CHANNEL	Business Group : HFCMORTGAGES
Report Type : HFC	Product Name : HL - PRIME HL - HOME PURCHASE - RESALE
Product Type : NON HOME LOAN	Loan Property Type : REGULAR

Property Details

Property Type : RESIDENTIAL	Unit Type : FLAT
Unit No : 01	Road Width (Feet): 20
Property Address : FLAT NO 104 FIRST FLOOR BLDG NO 2 RASHMI SIDDHARTH BLDG OPP. RAMDEV PARK BEVERLY PARK MIRA ROAD (EAST) THANE 401107	Country : INDIA State : MAHARASHTRA City : THANE
Collateral Id : I26TNE107-083892	Nearby Landmark : OPP. RAMDEV PARK
Legal Address :	Pincode : 401107

FLAT NO 104 FIRST FLOOR BLDG NO 2 RASHMI SIDDHARTH BLDG OPP. RAMDEV PARK OLD SURVEY NO. 401,NEW SURVEY NO. 55, HISSA NO. 4(P), 3(P), 7, 11, 12 BEVERLY PARK MIRA ROAD (EAST) THANE 401107

Contact Details

Name : PRIYANKA SANJAY GAIKWAD	Sales Manager Mobile No : 9172688801
Customer Mobile No : 9082807127	Req Initiator Name / CPC Code : LOS_CHANNEL
Req Initiator Id : 1611364	

Attached Document Details

Document Name	Field Name	Field Value	Field Name	Field Value	Field Name	Field Value
REGISTERED AGREEMENT TO SALE	REGISTRATION NO.	8114	DATE OF REGISTRATION	10/SEP/2007	OFFICE OF REGISTRATION	THANE 10
REGISTERED AGREEMENT TO SALE	REGISTRATION NO.	8114	DATE OF REGISTRATION	10/SEP/2007	OFFICE OF REGISTRATION	THANE 10

Boundaries on Site**Directions****As Per Sale Deed****Actual At Site****East :**

NA

BUILDING

West :

NA

BUILDING

North :

NA

ROAD

South :

NA

BUILDING

Boundary Matching :

NA

Property Details**Plot Area :** 1**Plot Demarcated At Site :** YES**Approved Land Use :** RESIDENTIAL**Infrastructure Of The Surrounding Area :** GOOD**Nature Of Locality :** HIGH CLASS LOCALITY**Class Of Locality :** MIDDLE CLASS AREA**Property Area :** 462**Property Location :** MUNICIPAL CORPORATION**Distance From City
Center(Km) :** 2**Distance Travelled From Operating Office :** 5**No. Of Floors :** 7**Type Of Property :** FLAT**Cost Of Construction :****Report Condition :** PROPERTY VISITED REPORT SUBMITTED**Carpet Area Measured :** Yes**Green Housing :** No**Nature Of Location :** Urban**Virtual Visit :** No**Finnone Project Id :****Finnone Building Id :****Project Approval No :****Builder Group :****Builder Company :****Builder Grade :****Unit Details****Detail****No. of Rooms****No. of Kitchen****No. of Bathrooms****Usages and Remarks**

FIRST FLOOR

2

1

2

1BHK

SECOND FLOOR

OTHER1

OTHER2

GROUND FLOOR

NDMA Details

Height Of Building(Above Ground Level): Between 15-45 meter

Seismic Zone: 3

Flood Prone Area: No

CRZ: 2

Structure

Structure : RCC STRUCTURE

Interior : GOOD

Exterior : GOOD

Approx Age Of Property For Home Improvement/ Home Extension : 16

Status Of Occupancy : OCCUPIED

Occupied By : NITIN WAGH

Relationship Of Occupant With Customer : SELLER

Occupied Since : 10 YEARS

Residual Age Of Property : 44

Valuation

Description	Area(in Sq.Ft)	Rate(Per Sq.Ft)	Amount
LANDAREA	1	0	0
CARPET AREA	385	0	0
SUPER BUILT UP/SELLABLE AREA	462	14000	6468000
OTHER 1	1	0	0
OTHER 2	1	0	0
TOTAL			6468000

Realizable Value :

64,68,000

Realizable Value in Words :

Sixty Four Lakh Sixty Eight Thousand

[View Review Report Comparison](#)

Valuation as per Govt. approved rate

Land Area/BuiltUp Area/Saleable Area(Sq.Ft.) : 1

Land Area/BuiltUp Area/Saleable Area Rate(Per Sq. Ft.) : 1

Constructed Area : 0

Constructed Rate : 0

Total Value : 1

Floorwise Building Usage : GROUND PLUS 7

Attached
Images



Longitude 72.86916277777777

72.86929277777777

Latitude 19.295214166666668

19.294730555555557

Geo Location A RBK SCHOOL RD VAGAD NAGAR
BEVERLY PARK

RASHMI SIDDHARTH COOPERATIVE HOUSING SOCIETY VAGAD
NAGAR BEVERLY PARK MIRA ROAD EAST

Image Taken Date 03-SEP-2026 14:47:26

03-SEP-2026 14:38:10

OD Request List

Satellite Image

Route Image



Broker Details

Broker Name: AADITYA ESTATE

Broker's Contact No: 9892130415

Broker's Email ID:

This property is funded to following customer(s)

Application No.

Customer Name

Channel Name/
Employee Name

Date

Declaration

I/We hereby 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

Signature with seal

Date

Place

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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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