



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-147483	Application No.:	77000329980
Customer Name:	Krunal Rameshchandra Shah	Branch :	(10136) VASAI
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Krunal Rameshchandra Shah	Mobile :	9867715202 8983747094

PROPERTY ADDRESS

Property Address:	Room No. D 05, Ground Plus 1st Floor, ,Charkop Sadgurukripa Chsl, Plot No. 940,,Rsc No. 17, Sector No. 09, Charkop, ,Kandivali West- 400067	Location:	Kandivali (W)		
		City:	Mumbai	Pin Code	400067
		State:	Maharashtra	Country	India
Legal Address:	Room No. D 05, Ground Plus 1st Floor, Charkop Sadgurukripa Chsl, Plot No. 940, Rsc No. 17, Sector No. 09, S.No. 41, Cts No. 3a/2/99, Village Charkop, Taluka Borivali, District Mumbai Suburban, Kandivali West- 400067	Nearby Landmark:	Near Swami Samarth Mandir		
		Collateral ID:	I26MUM067-082826		

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVAILABLE
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	18
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
Ground Floor	1	1	1	02 BHK ROW HOUSE
First Floor	2	0	0	

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Vacant	26
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	00	Na	34

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Internal Road	Internal Road	Mhada Society Plot No 941	Open Plot
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 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 FLOOR PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	359	0	0
Super Built Up/Sellable Area	431	20500	8835500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	8835500
% Recommended	100	Realizable Value:	8836000

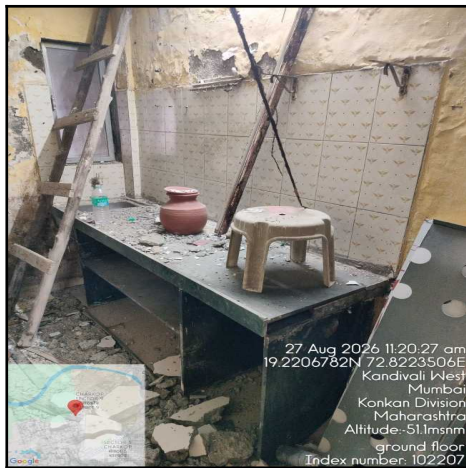
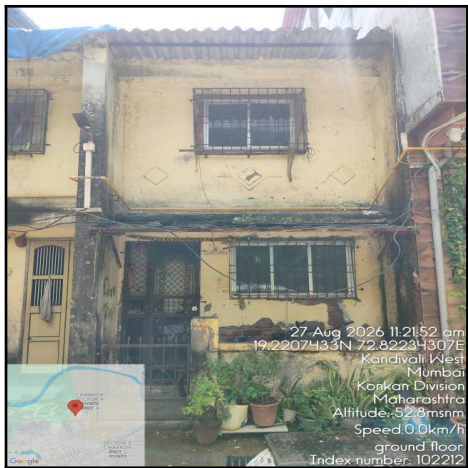
Realizable Value In Words : Rupees Eighty-Eight Lakh Thirty-Six Thousand

Visited By:	Vds Advisory Sangoi_Hfc	Visited on:	27-Aug-2026
Violations observed (if any):	Na		
Remarks:	null 1. sale agreement for room no. d 05 in between 1) chintamani v. dunga (vendor) and 1) krunal r. shah (purchaser), 2. property tax issued by bmc, date 20/05/2020, doc ref no. 201911bil15151324-25, for property no. rc0126500270000, on the name of m/s. sadguru krupa chsl. 3. as per observation, it is a composite structure of ground plus 1st floor covered with ac sheets. internal and external condition of subject property is poor. spalling of slab plaster and exposed reinforcements has been observed. 4. as per the sale agreement, builtup area is 431 sq.ft. (effective carpet area 431/1.2 is 359 sq.ft.) 5. it is row house having ground floor carpet area of 294 sq. ft, front area is 32 sq.ft, backside area 61 sq.ft and first floor carpet area is 285 sq.ft as per measurements. 6. for valuation, we have considered built-up area as per sale agreement (431 sq.ft) 7. carpet area of ground floor consists of living room, kitchen, 2 toilets and room passage.carpet area of ground floor consists of 02 bedrooms. 8. the society ownership name board is showing name of d-05 krushnal ramchandra shah. 9 this report is accomplished basis of site visit, sale agreement and property tax. 10. during property visit mr. krunal shah (9867715202) who is owner, and it was clearly explained to him that property visit has been done for valuation purpose on behalf of icii hfc. 11. we have visited on 27-08-2026.		

OMNI DOCS FILES			
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Entered By:	Vds Advisory Sangoi	Entered On:	02-Sep-2026
Recommended by:	Pramod Naik	Completion Status:	Constructed
Recommender's Comment:	Recommending The Case For Approval. Property Is Mhada Row House. Presently Taken Up For Renovation And Reconstruction This Client Indemnity To Be Collected On The Same		
Approver Name:	Jitendra Patil	Approver ID:	HE006696
Designation:	Senior Product Manager	Approved On :	02-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended .		



Longitude: 72.82309491001712

Latitude: 19.22097930001641

Image Taken 27-AUG-2026 17:36:59

Longitude: 72.82309491001712

Latitude: 19.22097930001641

Image Taken 27-AUG-2026 17:37:25

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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