



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-85618	Application No.:	77000266577
Customer Name:	Shyamlal Gyanchand Rana	Branch :	(10027) ANDHERI JB NAGAR
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Shyamlal Gyanchand Rana	Mobile :	9821425099 9082803876

PROPERTY ADDRESS

Property Address:	Flat No 402 4th Floor B Wing Vani Apartments, Belonging Vani B Chsl Cts No 101101/1 To 55 , Village Vadhavli Dr C Gidwani Road Chembur Mumbai,400074	Location:	Chembur Colony
		City:	Mumbai Pin Code 400074
		State:	Maharashtra Country India
Legal Address:	Flat No 402 4th Floor B Wing Vani Apartments Belonging Vani B Chsl Cts No 101101/1 To 55 Village Vadhavli Dr C Gidwani Road Chembur Mumbai 400074	Nearby Landmark:	Near Vikas Centre
		Collateral ID:	I26MUM074-060000

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPING
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	20
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
4th Floor	2	1	1	COMPACT 1BHK
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mrs Varsha	15
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	1 YEAR	Tenant	45

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Building	Road	Road	Building
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 PLUS 7TH

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	225	0	0
Super Built Up/Sellable Area	315	15600	4914000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4914000
% Recommended	100	Realizable Value:	4914000

Realizable Value In Words : Rupees Forty-Nine Lakh Fourteen Thousand

Visited By:	Miss. Shweta Mohite	Visited on:	19-May-2026
Violations observed (if any):			
Remarks:	null 1) this is residential property this is rcc ground plus 7th floor rcc framed structure. building is 15 years old residual age 45 years. 2) document received a) deed of gift between mr ghyanchand nandlal rana and mr ramesh ghyanchand rana dated 28/11/2018 register no 13936/2018 issued by kurla 1. b) agreement copy between shri mananlal gupta and mr ghyan chand rana dated 21 may 2010. c) oc copy no ce/6078/bp/es/am dated 01/10/2010. 4) measured area 235 sq.ft documented carpert area 225 sq.ft consider for valuation and 40pc loading on it.5) mr ramesh(applicants brother) met at site.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Shweta Mohite	Entered On:	29-Jun-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Sai Narkar	Approver ID:	HE005884
Designation:	Technical Manager	Approved On :	29-Jun-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended. oc received building		



Longitude:	72.9011747222222	Longitude:	72.901285
Latitude:	19.04563166666667	Latitude:	19.045771666666667
Image Taken	19-MAY-2026 11:51:25	Image Taken	19-MAY-2026 11:47:46

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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