



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                                       |                    |                       |
|---------------------|---------------------------------------|--------------------|-----------------------|
| Request ID:         | HRQ-26-129902                         | Application No.:   | 77000323421           |
| Customer Name:      | Ravindranath Harishchandra Chaurasiya | Branch :           | (10136) VASAI         |
| Product Name:       | Lap-Residential Property - Hfc        | BSM/RM Name:       | Los_Channel           |
| Loan Property Type: | REGULAR                               | Visited User Type: | In House              |
| Contact Name:       | Ravindranath Harishchandra Chaurasiya | Mobile :           | 9869139612 9118644618 |

### PROPERTY ADDRESS

|                   |                                                                                                                                                  |                  |                  |          |        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|----------|--------|
| Property Address: | Tenement 009 Shree Ganesh Chsl,Phase 2 Near Om Shanti Chowk,Behind Balaji Hotel Shrushti,Mira Road East 401107                                   | Location:        | Mira Road        |          |        |
|                   |                                                                                                                                                  | City:            | Thane            | Pin Code | 401107 |
|                   |                                                                                                                                                  | State:           | Maharashtra      | Country  | India  |
| Legal Address:    | Tenement 009 Shree Ganesh Chsl Mhada Plot No 104 Phase 2 Near Om Shanti Chowk Sno 266/P 230/P Behind Balaji Hotel Shrushti Mira Road East 401107 | Nearby Landmark: | Balaji Hotel     |          |        |
|                   |                                                                                                                                                  | Collateral ID:   | I26TNE107-080836 |          |        |

### PROPERTY DETAILS

|                       |                                   |                                         |                       |
|-----------------------|-----------------------------------|-----------------------------------------|-----------------------|
| Type Of Property:     | Row House                         | Plot Demarcated At Site:                | YES                   |
| Approved Land Use:    | Residential                       | Infrastructure Of The Surrounding Area: | GOOD                  |
| No of Floors:         | 1                                 | Class Of Locality:                      | Middle Class Area     |
| Carpet Area Measured: | No                                | Property Location:                      | Municipal Corporation |
| Nature of Location:   | Urban                             | Distance Travelled From Operating       | 5                     |
| Green Housing:        | No                                | Distance from City Center Km:           | 2                     |
| Report Condition:     | Property Visited Report Submitted |                                         |                       |

### UNIT DETAILS

| Details      | No. of Rooms | No. of Kitchens | No of Bathrooms | Usages & Remark               |
|--------------|--------------|-----------------|-----------------|-------------------------------|
| Ground Floor | 2            | 2               | 2               | 2 ROOMS 2 KITCHENS 2 BATHROOM |
| First Floor  | 2            | 2               | 2               | 2 ROOMS 2 KITCHENS 2 BATHROOM |
| Second Floor |              |                 |                 |                               |
| Other1       |              |                 |                 |                               |
| Other2       |              |                 |                 |                               |

| Structure         | Occupancy Status | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
|-------------------|------------------|--------------------------|----------------------------------------------------|
| Load Bearing      | Occupied         | Tenant                   | 20                                                 |
| Maintenance Level | Occupied Since   | Relationship of Occupant | Residual Age Of Property                           |
| Good              | 1 YEARS          | Tenant                   | 40                                                 |

### BOUNDARIES ON SITE

|                  | East      | West      | North | South     |
|------------------|-----------|-----------|-------|-----------|
| As per Sale Deed | Na        | Na        | Na    | Na        |
| Actual on Site   | Row House | Row House | Road  | Row House |
| 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 1 |

| 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                                          | 323           | 18000             | 5814000    |
| Other 1                                                               | 1             | 0                 | 0          |
| Other 2                                                               | 1             | 0                 | 0          |
| % Completion                                                          | 100           | TOTAL             | 5814000    |
| % Recommended                                                         | 100           | Realizable Value: | 5814000    |
| Realizable Value In Words : Rupees Fifty-Eight Lakh Fourteen Thousand |               |                   |            |

|                               |                    |             |             |
|-------------------------------|--------------------|-------------|-------------|
| Visited By:                   | Mr. Jayant Meshram | Visited on: | 10-Aug-2026 |
| Violations observed (if any): | Na                 |             |             |

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Remarks: | null   1.this is residential property having loadbearing structure 2.property located in middle class area. 3.this is row house.4.during the property visit we met ravindra at the property he is the owner of that property it was clearly explained to him that property visit is done for valuation purposein reletion with loan proposal with icici hfc for which the property would be treated as a security.carpet area as measurement is 700sq.ft and documented area 323sq.ft built up area. documented sbua considered for valuation sbua 323- 269sq.ft carpet area adding 20 percent loading on it .6. we have received property tax issued in the name of kokan gruhinaman sanstha dated on 01-04-2025 having property tax no mbmc252602955.as per site observation property is load bearing having 4 rooms 2 in ground and 2 in 1st floor and occupied by multiple tenant |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| OMNI DOCS FILES |          |           |           |
|-----------------|----------|-----------|-----------|
| File Name       | Latitude | Longitude | Go To Map |

|                           |                                                                                                                                                                                                      |                    |             |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------|
| Entered By:               | Jayant Meshram                                                                                                                                                                                       | Entered On:        | 28-Aug-2026 |
| Recommended by:           |                                                                                                                                                                                                      | Completion Status: | Constructed |
| Recommender's Comment:    |                                                                                                                                                                                                      |                    |             |
| Approver Name:            | Sai Narkar                                                                                                                                                                                           | Approver ID:       | HE005884    |
| Designation:              | Technical Manager                                                                                                                                                                                    | Approved On :      | 28-Aug-2026 |
| Approver Recommendation : | RECOMMENDED                                                                                                                                                                                          |                    |             |
| Conditional Remark:       |                                                                                                                                                                                                      |                    |             |
| Approver's Comment:       | ok for valuation as recommended mhada allotment property. however, credit team to ensure said property given on rent to multiple tenant. hence tenant noc to be taken on record before disbursement. |                    |             |



Longitude: 72.8692130555555  
Latitude: 19.275795  
Image Taken 10-AUG-2026 16:07:19



Longitude: 72.8691766666666  
Latitude: 19.2758916666666  
Image Taken 10-AUG-2026 16:06:43



## 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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