



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-154240	Application No.:	7792120193
Customer Name:	Foram Deepak Jobanputra	Branch :	(10131) THANE
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Foram Deepak Jobanputra	Mobile :	9820309190 9594562589

PROPERTY ADDRESS

Property Address:	Flat No. 1401, 14th Floor, ,Leela Tara Chsl At 66,Village Bhuleshwar, Sitaram Poddar Marg,Fanaswadi Marine Line East Mumbai 400002	Location:	Lohar Chawl Chira Bazar Kalbadevi
		City:	Mumbai Pin Code 400002
		State:	Maharashtra Country India
Legal Address:	Flat No. 1401, 14th Floor, Leela Tara Chsl, At 66 Cs No 2240 Of Village Bhuleshwar, Sitaram Poddar Marg, Fanaswadi Marine Line East Mumbai 400002	Nearby Landmark:	Near Darshan Heights
		Collateral ID:	I26MUM002-084905

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	ALL AVAILABLE NEAR BY
No of Floors:	22	Class Of Locality:	Developed
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	29
Green Housing:	No	Distance from City Center Km:	1
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor				
14th Floor	2	1	2	01BHK
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mukesh	08
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	08 YEARS	Seller	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Sitaram Poddar Marg	Gauraksh Building	Bld	Venkatesh Mandir
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 45 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	2

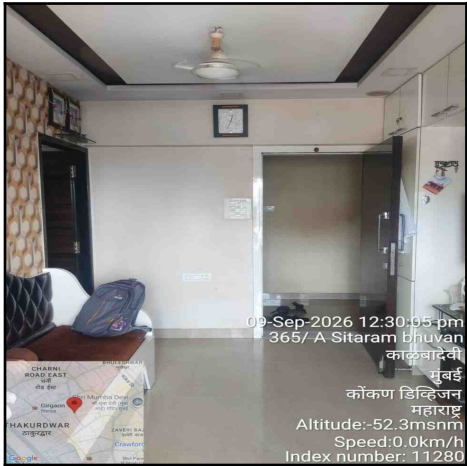
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS 1ST TO

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	300	0	0
Super Built Up/Sellable Area	450	31500	14175000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	14175000
% Recommended	100	Realizable Value:	14175000
Realizable Value In Words : Rupees One Crore Forty-One Lakh Seventy-Five Thousand			

Visited By:	Valsight Advisors Private Limited_Hfc	Visited on:	10-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1 the development and surrounding locality is good 2 we have received regd agreement and oc for reference 3 agreement to sale made between pooja rajesh kothari (seller) and mr mukesh pukhraj jain, mrs bhagyavati mukesh jain and mr pratik mukesh jain (purchaser) with reg no. 3660/2017 dtd on 29/07/2017 at sro mumbai 4 4 oc issued by mcgm with ref no. eb/6514/c/a dtd on 21/02/2018 for ground plus 22 floors 5 during the site visit mr mukesh was met at site 9 it was clearly informed to him that the property visit was conducted for valuation purposes on behalf of icici home finance 10 as per measurement area of the flat is 302 sqft and as per documents area is 300 sqft same considered for valuation with 50 percent loading on it		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

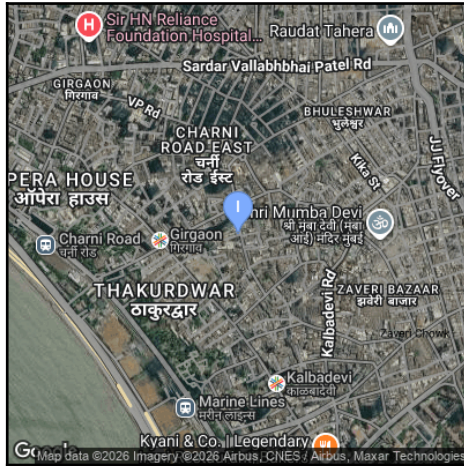
Entered By:	Valsight Advisors Private	Entered On:	10-Sep-2026
Recommended by:	Akshay Shirsat	Completion Status:	Constructed
Recommender's Comment:	Recommending Case Oc Received Valid Upto 22nd Upper Floors Seller Occupied Unit		
Approver Name:	Nevil Singh	Approver ID:	HE015938
Designation:	Regional Technical Manager	Approved On :	10-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended.		



Longitude: 72.82549420094836
Latitude: 18.952169907620068
Image Taken



Longitude: 72.82549420094836
Latitude: 18.952169907620068
Image Taken



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.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and prevailing market rates for similar properties and on the facts and confirmation provided by the client ("Client") or his professional advisor or any other party on behalf of the Client as on date of assessment, which the Client represents to be complete and accurate in all respects. Report contains no representations or warranties of any kind. The Client should exercise appropriate due diligence with respect to the property, including approval status, legal and tax diligence, prior to taking of any decision. Compliance with statutory requirements applicable for construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any role in construction and pricing of the project / Property.

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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client.This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.