



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149425	Application No.:	77000345656
Customer Name:	Bharat Kunvarji Maru	Branch :	(10136) VASAI
Product Name:	Nhl - Rnhl - Nrp - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	VACANT	Visited User Type:	Technical Agency
Contact Name:	Na	Mobile :	1234567890 0987654321

PROPERTY ADDRESS

Property Address:	Office No. 511, 5th Floor, Palghar One,,Char Rasta, Palghar (West), 401404	Location:	Palghar H O
		City:	Thane Pin Code 401404
		State:	Maharashtra Country India
Legal Address:	Office No. 511, 5th Floor, Palghar One, S.No.35 H.No.1/1/1, S.No.35 H.No.1a, 2, S.No.35 H.No.2/2, Village Palghar, Tal And Dist. Palghar, Palghar (West), 401404	Nearby Landmark:	Near By Char Rasta
		Collateral ID:	I26TNE404-081478

PROPERTY DETAILS

Type Of Property:	Offices	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	AVAILABLE
No of Floors:	10	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	142
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
First Floor				
Second Floor				
5th Floor	1	0	1	OFFICE
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Underconstruction	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
0	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Commerical Shopline	Mahim Palghar Road	Palghar - Mahim Road	Relieed Hospital
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 10TH

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	297	0	0
Super Built Up/Sellable Area	446	10000	4460000
Other 1	1	0	0
Other 2	1	0	0
% Completion	90	TOTAL	4460000
% Recommended	90	Realizable Value:	4460000
Realizable Value In Words : Rupees Forty-Four Lakh Sixty Thousand			

Visited By:	Vds Advisory Sangoi_Hfc	Visited on:	29-Aug-2026
Violations observed (if any):	Na		
Remarks:	null 1. said building is almost completed, overall civil work completed, electrification and plumbing conceal done and internal painting pending and finishing work is in progress, lift installed. 2. this project is apf registered with apf no.tne/26/1791 3. draft agreement for office no. 511, between m/s shree ganesh associates (developers) and mr. bharat kunvarji maru (allottee) 4. approved building plan for commercial building comprising of basement plus ground plus 10th upper floors, 5. cc for commercial building comprising of basement plus ground plus 10th upper floors 6. as per draft agreement carpet area is 324 sq. ft.(i.e. 30.09 sq.mt.) 7. it is a office having carpet area of 300 sq. ft. as per measurement. 8. as per approved building plan carpet area is 297 sq.ft. 9. for valuation, we have considered area as per approved plan. (i.e. 297 sq. ft.) 10. we have considered loading of 50 percent on carpet area for arriving at super built-up area. 11. this report is accomplished basis of site visit, draft agreement, cc copy and approved plan 12. during property visit mr vaibhav raut (8329748410) who is sale person, met at property and it was clearly explained to him that said verification is done for valuation purpose against loan proposal received at icici hfc for which said property would be treated as a security. 13. it is a rera registered project vide certificate no. p99000054232 valid upto 21/09/2028 14. name of developers - m/s. shree ganesh associates 15. we have visited on 21-08-2026		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-08-22 AT 6.11.04 PM.JPEG			
WHATSAPP IMAGE 2026-08-22 AT 6.11.03 PM (1).JPEG			
1.JPEG	NULL	NULL	

Entered By:	Vds Advisory Sangoi	Entered On:	29-Aug-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Altamas Khan	Approver ID:	HE005741
Designation:	Technical Manager	Approved On :	29-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for case. apf project		



Longitude: 72.76740237000018
Latitude: 19.705457019979313
Image Taken 21-AUG-2026 15:43:10

Longitude: 72.76740237000018
Latitude: 19.705457019979313
Image Taken 21-AUG-2026 19:09:43

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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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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