



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152064	Application No.:	77000345988
Customer Name:	Rashmi Jethalal Mange	Branch :	(10115) PANVEL
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Rashmi Jethalal Mange	Mobile :	8830105656 7208693964

PROPERTY ADDRESS

Property Address:	Flat No. 601, 6th Floor, Tower No.6,,Runwal Garden Tower 1 To 6 Chsl, ,Dombivali East, Tal. Kalyan,,Dist. Thane 421201	Location:	Tilaknagar (Dombivali)
		City:	Thane Pin Code 421201
		State:	Maharashtra Country India
Legal Address:	Flat No. 601, 6th Floor, Tower No.6, Runwal Garden Tower 1 To 6 Chsl, S. No. 4/1 To 10, 5/1 To 6, 6/1/2/3, 7/1/2a/2b And Others At Village Gharivali, Dombivali East, Tal. Kalyan, Dist. Thane 421201	Nearby Landmark:	Near Euro School
		Collateral ID:	I26TNE201-083859

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	23	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	76
Green Housing:	No	Distance from City Center Km:	6.5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other1				
6th Floor	2	1	1	1 BHK
Ground Floor				
First Floor				
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Vacant	3
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Vacant	57

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Tower No. 5	Tower No. 7	Garden	Internal Road
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:	1	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	STILT PLUS 23 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	438	0	0
Super Built Up/Sellable Area	679	6700	4549300
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4549300
% Recommended	100	Realizable Value:	4549000

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

Visited By:	Pritam S Patil_Hfc	Visited on:	07-Sep-2026
Violations observed (if any):			

Remarks:	null 1. copy of chain agreement between runwal residency pvt. ltd. and deepak t. solanki reg. no. 3426/2020 dt. 23/06/2020 with sub registrar kalyan 3 is provided. 2. copy of draft agreement between deepak tabhji solanki and rashmi jethalal mange is provided. 3. copy of oc no. srot/growth centre/2401/bp/itp usarghar gharivali 01/oc buildings 5, 6 and 9/voi 39/509/2023 dt.28/03/2023 oc is granted for building no. 6 stilt plus 1 to 23 upper floor by mmrda is provided. 4. society registration certificate no. tna/dom/hsg/tc/36580/year 2024 dt. 30/01/2024 by runwal garden tower 1 to 6 chsl. 5. carpet area as per measurement is 430 sq. ft. 6. carpet area as per draft and chain agreement is 438 sq. ft. 7. sba as per chain agreement is 679 sq. ft. at 55 percent loading. 8. we have considered sba as per chain agreement carpet area. 9. said project is rera registered vide certificate no. p51700022699. 10. registerd agreement of the applicant is not provided. 11. during property visit jayesh mange met at property who is applicant relative. 12. occupancy level of the said building is 90 percent. 13. society is registered. 14. date of visit 07 sept 2026.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Pritam S Patil_Hfc S Patil_Hfc	Entered On:	08-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			

Approver Name:	Palas Banarsi	Approver ID:	HE012997
Designation:	Regional Technical Manager	Approved On :	08-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			

Approver's Comment:	ok as recommended
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Longitude: 73.08659999999999
Latitude: 19.1846
Image Taken 07-SEP-2026 17:10:15



Longitude: 73.08659999999999
Latitude: 19.1846
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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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