



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-139558	Application No.:	77000335886
Customer Name:	Ramesh Yadav	Branch :	(10136) VASAI
Product Name:	HI - Ag Regular - Home Purchase - Top Up Above 25	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Ramesh Yadav	Mobile :	9867059445 7768814822

PROPERTY ADDRESS

Property Address:	Flat No 404, 4th Floor, Bldg No 1, Sunshine ,Sunshine Residency, Rajavali, Vasai Naigaon Link ,Road, Naigaon East, Dist Palghar 401208.	Location:	Vasai Road (East)
		City:	Thane Pin Code 401208
		State:	Maharashtra Country India
Legal Address:	Flat No 404, 4th Floor, Bldg No 1, Sunshine Residency, Rajavali, Vasai Naigaon Link Road, Naigaon East, Dist Palghar 401208. Survey No 189 Of Village Rajavali	Nearby Landmark:	Near Maru Devi Mandir
		Collateral ID:	I26TNE208-076848

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPING AREA
No of Floors:	18	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Development Authoriy
Natute of Location:	Urban	Distance Travelled From Operating	25
Green Housing:	No	Distance from City Center Km:	4.8
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
4 Th Floor	1	1	1	1 RK
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mrs Sanjana Shivappa Talwar	00
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Self	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Details Not Available	Details Not Available	Details Not Available	Details Not Available
Actual on Site	Link Road	Open	Bldg	Open
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

null

Land/Build up/Saleable Rate

null

Constructed Area:

364

Constructed Rate :

4896

Total Value ₹:

1782144

Floorwise Usage:

GROUND FLOOR

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	303	0	0
Super Built Up/Sellable Area	455	5500	2502500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2502500
% Recommended	100	Realizable Value:	2503000

Realizable Value In Words : Rupees Twenty-Five Lakh Three Thousand

Visited By:

Vertex Business Solutions Pvt Ltd._Hfc

Visited on:

17-Aug-2026

Violations observed (if any):

Remarks:

null | this is residential property. building is well maintained and located in middle class area. this is 1 rk flat located on 4th floor. during property visit we met mrs sanjana shivappa talwar at the property she is the applicant her contact no is 9867059445 it was clearly explained to her that property visit is done for valuation purpose in relation with loan proposal with icici hfc for which the property would be treated as a security. carpet area as per measurement is 287 sq ft with bal and 246 sq ft wo bal. documented area - ca 231 sq ft. carpet area as per approved plan area not visible .carpet area has been considered for valuation as per old report sbua 455 sq.ft. carpet x 50 percent society name board not available at site name of the owner as per agreement is mr ramesh yadav mrs sandhya yadav date of visit- 17/08/2026 as it is a top up case. plan details provided by bank we have released report as per instructions of icici hfc we have reffered the agreement ref no 1383/2024 vasai 6 dated 04/04/2024 between ms shantee homes and mr ramesh yadav mrs sandhya yadav cc issued by vvcmc ref no vvcmc/tp/rdp/vp-6435/28/2024-25 dated 11/07/2024 issued for g 18 upper floor approved plan issued by vvcmc ref no vvcmc/tp/rdp/vp-6435/424/2021/22 dated 28/12/2021

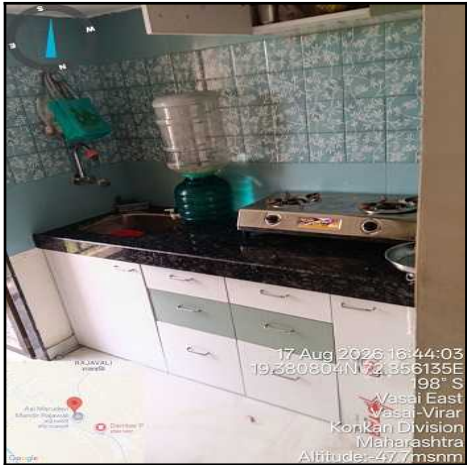
OMNI DOCS FILES			
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File Name	Latitude	Longitude	Go To Map
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WHATSAPP IMAGE 2026-08-17 AT 4.53.36 PM.JPEG	NULL	NULL	

Entered By:	Vertex Business Solutions	Entered On:	19-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			

Approver Name:	Altamas Khan	Approver ID:	HE005741
Designation:	Technical Manager	Approved On :	19-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			

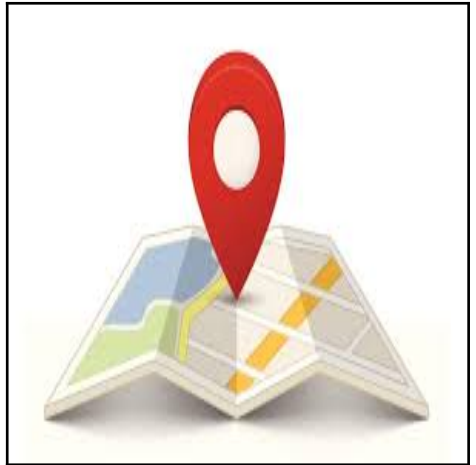
Approver's Comment:	ok for case .value inline with market pricings
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Longitude: 72.85657499999999
Latitude: 19.38219
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DECLARATION

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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