



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-161892	Application No.:	77000360584
Customer Name:	Hitesh Nitin Mistri	Branch :	(10131) THANE
Product Name:	HI - RHI - Home Purchase - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Hitesh Nitin Mistri	Mobile :	9029471737 9967255952

PROPERTY ADDRESS

Property Address:	Flat No. 510, 5th Floor, B Wing, Orchid,Golden Dream, Sector 10, S. No. 27pt, 139/2pt,Village Khoni, Dombivali East, Tal. Kalyan,Dist. Thane, Pincode 421204	Location:	Manpada		
		City:	Thane	Pin Code	421204
		State:	Maharashtra	Country	India
Legal Address:	Flat No. 510, 5th Floor, B Wing, Orchid, Golden Dream, Sector 10, S. No. 27pt, 139/2pt Of Village Khoni, Dombivali East, Tal. Kalyan, Dist. Thane, Pincode 421204	Nearby Landmark:	Near New Crown City		
		Collateral ID:	I26TNE204-090641		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPING
No of Floors:	12	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	23
Green Housing:	No	Distance from City Center Km:	10
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	2	1	1	1 BHK
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Salim Mulla	9
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	7 MONTH	Tenant Occupied	51

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	K Wing	Road	A Wing	C Wing
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:	1	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS 12 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	380	0	0
Super Built Up/Sellable Area	570	6000	3420000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3420000
% Recommended	100	Realizable Value:	3420000

Realizable Value In Words : Rupees Thirty-Four Lakh Twenty Thousand

Visited By:	Pritam S Patil_Hfc	Visited on:	22-Sep-2026
Violations observed (if any):			
Remarks:	null 1. copy of agreement between palava dwellers pvt. ltd. and hitesh nitin mistri reg. no. 7829/2019 dt. 04/06/2019 with sub registrar kalyan 5 is provided. 2. copy of oc no. mh/k1/t7/mouje antarli and other/anvp/sector c and i/oc/kv f1486457853172/15 dt.20/12/2017 oc is granted for sector i ews 1 part 1 orchid wing b ground plus 12 upper floor by district collector of thane is provided. 3. carpet area as per measurement is 376 sq. ft. 4. carpet area as per agreement is 380 sq. ft. 5. sba as per agreement is 570 sq. ft at 50 percent loading. 6. we have considered sba as per chain agreement carpet area. 7. said project is rera registered vide certificate no. p51700016747. 8. during property visit salim mulla met at property who is tenant person. 9. occupancy level of the building is 70 percent. 10. society registration number not found on site. 11. date of viist 22 sept 2026.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Pritam S Patil_Hfc S Patil_Hfc	Entered On:	24-Sep-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Akshay Shirsat	Approver ID:	HE011169
Designation:	Technical Manager	Approved On :	24-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok oc received unit occupied by tenant		



Longitude: 73.11919999999999

Latitude: 19.1608

Image Taken 22-SEP-2026 11:44:04



Longitude: 73.11919999999999

Latitude: 19.1608

Image Taken 22-SEP-2026 11:43:52



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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