



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-143440	Application No.:	77000335207
Customer Name:	Lalita Kumari Sinha	Branch :	(10136) VASAI
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Lalita Kumari Sinha	Mobile :	9833234104 7387744964

PROPERTY ADDRESS

Property Address:	Flat No 002 Ground Floor B Wing Savio Chsl,Evershine City Achole Vasai East,Palghar 401208	Location:	Vasai Road (East)
		City:	Thane Pin Code 401208
		State:	Maharashtra Country India
Legal Address:	Flat No 002 Ground Floor B Wing Savio Chsl S No 264 Evershine City Achole Vasai East Palghar 401208	Nearby Landmark:	Evershine Medical
		Collateral ID:	I26TNE208-078904

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	3	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	16
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
Flat No 002	3	1	1	1.5 BHK
null				
null				
null				
null				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Geeta	20
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2 YEARS	Tenant	40

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Road	Building	Open Plot	Building
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 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:	BUILDING GROUND PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	467	0	0
Super Built Up/Sellable Area	654	6800	4447200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4447200
% Recommended	100	Realizable Value:	4447000

Realizable Value In Words : Rupees Forty-Four Lakh Forty-Seven Thousand

Visited By:	Smt. Pue Sutradhar	Visited on:	24-Aug-2026
Violations observed (if any):			
Remarks:	null 1.said case is a resale case. 2 said property is residential 1.5 bhk flat and structure is gr plus 3 upper floors. 3 copy of agreement for sale made between mr alok kumar and deepak kumar and mrsamir tondwalkar and meenakshi samir tondalkar dated 13/01/2022 4.poc issued by cidco ref no cidco/vvsr/poc/bp-3190/e/1541 dated 20/06/2006 5 agreement ca is 467 sqft. 6 agreement ca consider for valuation with suitable loading factor i.e ca x 1.4 and valuation updated on lump sum basis.7 mr geeta met on site and it was clearly mentioned 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 security. 8 tps verification done with neighbours.lat-19.242134 long-72.501488		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

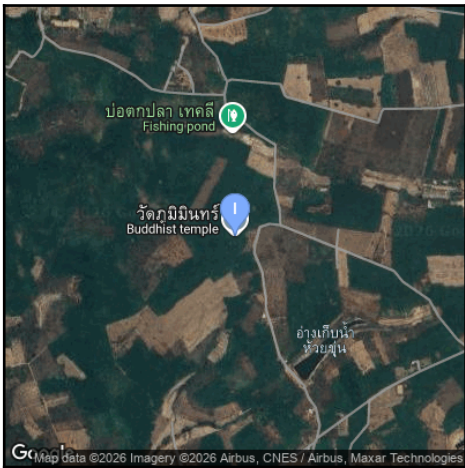
Entered By:	Pue Sutradhar	Entered On:	24-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Altamas Khan	Approver ID:	HE005741
Designation:	Technical Manager	Approved On :	24-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for case .value inline with market pricings		



Longitude:
Latitude:
Image Taken 24-AUG-2026 11:37:03



Longitude:
Latitude:
Image Taken 24-AUG-2026 11:21:11



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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