



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149945	Application No.:	77000344803
Customer Name:	Priyanka Shatrughan Jha	Branch :	(10136) VASAI
Product Name:	HI - Rhl - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Priyanka Shatrughan Jha	Mobile :	7414949395 8983747094

PROPERTY ADDRESS

Property Address:	Flat No 705, 7th Floor, C-Wing, Bldg No 9, ,Brooklyn Park Phase-Iii, Brooklyn Park A To I Wing, (9 Wings) Chsl, Ekta Parksville, Global City, ,Chikhal Dongre, Virar West, Dist Palghar 401303.	Location:	Palghar
Legal Address:	Flat No 705, 7th Floor, C-Wing, Bldg No 9, Brooklyn Park Phase-Iii, Brooklyn Park A To I Wing (9 Wings) Chsl, Ekta Parksville, Global City, Chikhal Dongre, Virar West, Dist Palghar 401303. Survey No 14, 69 Of Village Dongre	City:	Palghar
		Pin Code	401303
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Cosmos Solitaire
		Collateral ID:	I26PLG303-082951

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:	12	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	25
Green Housing:	No	Distance from City Center Km:	2.7
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
7 Th Floor	2	1	2	1 BHK
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	07
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	43

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	Road	D Wing	Road	B 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	null	Land/Build up/Saleable Rate	null
Constructed Area:	535	Constructed Rate :	6522
Total Value ₹:	3489270	Floorwise Usage:	GROUND FLOOR

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	446	0	0
Super Built Up/Sellable Area	669	5250	3512250
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3512250
% Recommended	100	Realizable Value:	3512000

Realizable Value In Words : Rupees Thirty-Five Lakh Twelve Thousand

Visited By:	Vertex Business Solutions Pvt Ltd._Hfc	Visited on:	02-Sep-2026
Violations observed (if any):			

Remarks:

null | this is residential property. building is well maintained and located in middle class area. this is 1 bhk flat located on 7th floor of the building right side of staircase. during property visit we met mr rajesh thakur at the property he is the agent his contact no is 8847733322 it was clearly explained to him 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 412 sq ft with bal and 374 sq ft wo bal. documented area - ca 446sq ft. approved plan not provided.carpet area has been considered for valuation as per agreement sbua 669 sq.ft. carpet x 50 percent as per the society name board the owner of the property is mrs. lata patney. name of the owner as per agreement is mrs. lata patney miss. priya patney date of visit- 01/09/2026 we have referred the agreement ref no 6014/2017 vasai 5 dated 24/08/2017 draft agreement between ms ekta parkville homes pvt. ltd. and mrs. lata patney miss. priya patney oc issued by vvcmc ref no vvcmc/tp/oc/vp-0880/42/2023-24 dated 27/07/2023 issued for g 12 upper floor society registration certificate

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-01 AT 2.34.37 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-01 AT 2.34.39 PM (1).JPEG	21.2446275	72.85176999999999	
WHATSAPP IMAGE 2026-09-01 AT 2.34.40 PM (1).JPEG	NULL	NULL	
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File Name	Latitude	Longitude	Go To Map
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Entered By:	Vertex Business Solutions	Entered On:	03-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Altamas Khan	Approver ID:	HE005741
Designation:	Technical Manager	Approved On :	03-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for case .value inline with market pricings		



Longitude: 72.799307
Latitude: 19.46944
Image Taken



Longitude: 72.799307
Latitude: 19.46944
Image Taken



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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