



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149162	Application No.:	77000326612
Customer Name:	Suraj Sanjay Chauhan	Branch :	(10064) BOISAR
Product Name:	HI - RHI - Home Purchase - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Suraj Sanjay Chauhan	Mobile :	9764976307 9890939949

PROPERTY ADDRESS

Property Address:	Row House No. 37, Type C, Golden Villa, Palghar Boisar Road, Palghar West, Dist Palghar 401404.	Location:	Palghar H O
		City:	Thane Pin Code 401404
		State:	Maharashtra Country India
Legal Address:	Row House No. 37, Type C, Golden Villa, Opp Palghar Boisar Road, Gat No 145/2/1 Of Village Palghar Palghar West, Dist Palghar 401404.	Nearby Landmark:	Near Sdsm College
		Collateral ID:	I26TNE404-082621

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPING AREA
No of Floors:	1	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
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	2	0	1	
Second Floor				
Other1				
Other2				
Ground Floor	1	1	1	02 BHK ROW HOUSE

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na	00
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	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	Internal Road	Open Plot	Row House No 36	Row House No 38
Boundary	Na			

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

null

Land/Build up/Saleable Rate

null

Constructed Area:

1

Constructed Rate :

1

Total Value ₹:

1

Floorwise Usage:

G PLUS 1 ROW HOUSE

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	863	0	0
Super Built Up/Sellable Area	1295	5700	7381500
Other 1	1	0	0
Other 2	1	0	0
% Completion	70	TOTAL	7381500
% Recommended	70	Realizable Value:	7382000

Realizable Value In Words : Rupees Seventy-Three Lakh Eighty-Two Thousand

Visited By:

Vertex Business Solutions Pvt Ltd._Hfc

Visited on:

30-Aug-2026

Violations observed (if any):

Remarks:

null | this is residential property. house is under construction and located in middle class area. this is g 1 row house. during property visit we met mr hardik wade at the property he is the site engineer his contact no is 8446359351 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 ground floor area 389 sq ft 1st floor area 424 sq ft with bal 376 sq ft without bal open terrace area is 469 sq ft. documented area - ca 819 sq ft. carpet area as per approved plan is 863 sq ft with bal 674 sq ft without bal. carpet area has been considered for valuation as per plan sbua 1295 sq.ft. carpet x 50 percent society name board not available at site name of the owner as per agreement is mr suraj sanjay chauhan rera number pr1240002600076 completion date 31/12/2031 date of visit- 29/08/2026. till now the foundation is 100 percent completed, rcc is 100 percent completed, brick work is 100 percent completed and external plaster work is going on.100 to 120 labors available at site row house number is not verified at site however in rera the project is registered as golden villa which is same as per draft agreement.we have reffered the draft agreement between ms om jai kavish realtors and mr suraj sanjay chauhan layout plan issued by palghar municipal council ref no cbppe/b/2025/apl/01294 dated 29/05/2025 cc issued by palghar municipal council ref no cbppe/b/2025/apl/01294 dated 29/05/2025 issued for g 01 upper floor approved plan issued by palghar municipal council ref no cbppe/b/2025/apl/01294 dated 29/05/2025 issued for g 01 upper floor

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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Entered By:	Vertex Business Solutions	Entered On:	31-Aug-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Altamas Khan	Approver ID:	HE005741
Designation:	Technical Manager	Approved On :	31-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for case. ensure non apf approval to be obtained and documented on records		



Longitude: 72.762775
Latitude: 19.707781
Image Taken



Longitude: 72.762775
Latitude: 19.707781
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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