



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-81915	Application No.:	77000275748
Customer Name:	Goradhan Singh	Branch :	(10836) MUMBAI- MALAD WEST-B
Product Name:	HI - Rhl - Home Purchase - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Goradhan Singh	Mobile :	9892760949 9930190139

PROPERTY ADDRESS

Property Address:	Flat No 1405, 14th Floor, A-Wing, Adiraj Status, , Bldg Type A-Wing Type B-Wing, Near Rajiv Gandhi ,School, Nilemore, Nallasopara West,, Dist Palghar 401203.	Location:	Sopara
		City:	Thane Pin Code 401203
		State:	Maharashtra Country India
Legal Address:	Flat No 1405, 14th Floor, A-Wing, Adiraj Status, Bldg Type A-Wing Type B-Wing, Near Rajiv Gandhi School, Nilemore, Nallasopara West, Dist Palghar 401203. Survey No 281 Of Village Nilemore	Nearby Landmark:	Reliable Complex
		Collateral ID:	I26TNE203-050398

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:	14	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:	1.3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	02
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	58

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	Dev Shrish Complex	B-Wing	Reliable Complex
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:	488	Constructed Rate :	5760
Total Value ₹:	2810880	Floorwise Usage:	GROUND FLOOR

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	407	0	0
Super Built Up/Sellable Area	611	6000	3666000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3666000
% Recommended	100	Realizable Value:	3666000
Realizable Value In Words : Rupees Thirty-Six Lakh Sixty-Six Thousand			

Visited By:	Vertex Business Solutions Pvt Ltd._Hfc	Visited on:	30-May-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 14th floor . during property visit we met mr mangesh at the property he is the nephew his contact no is 9892760949 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. photograph of the person who has showed the property has been not attached in the report. we have asked for id card but mr mangesh refused to show details. verification not done since societys office was closed. neighbourhood verification was not done as door was closed. carpet area as per measurement is 446 sq ft with bal and 375 sq wo bal. 6) documented area - ca 412 sq ft. 7) carpet area as per approved plan is 407 sq ft with bal and 300 sq ft wo bal carpet area has been considered for valuation as per plan sbua 611 sq.ft. carpet x 50 percent society name board not available at site name of the owner as per agreement is mr goradhan singh rera number p99000012749 completion date 31/12/2023 date of visit- 18/05/2026 we have reffered the agreement ref no 203/2025 vasai 4 dated 06/01/2025 agreement between mr sureshkumar prayapram purohit and mr goradhan singh cc issued by vvcmc ref no vvcmc/tp/rdp/vp-0620/448/2021-22 dated 20/09/2021 issued for g 14 upper floor approved plan issued by vvcmc ref no vvcmc/tp/amend/vp-0620/448/2021-22 dated 20/09/2021 issued for g 14 upper floor

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-05-18 AT 10.19.34 AM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-05-18 AT 10.19.41 AM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-05-18 AT 10.19.42 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-05-18 AT 10.19.43 AM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-05-18 AT 10.19.43 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-05-18 AT 10.19.44 AM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-05-18 AT 10.19.46 AM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-05-18 AT 10.19.46 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-05-18 AT 10.19.42 AM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-05-18 AT 10.19.42 AM (3).JPEG	NULL	NULL	

File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-05-18 AT 10.19.44 AM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-05-18 AT 10.19.44 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-05-18 AT 10.19.45 AM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-05-18 AT 10.19.45 AM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-05-18 AT 10.19.34 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-05-18 AT 10.19.41 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-05-18 AT 10.19.45 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-05-18 AT 10.19.46 AM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-05-18 AT 10.19.47 AM.JPEG	NULL	NULL	

Entered By:	Vertex Business Solutions	Entered On:	30-May-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			

Approver Name:	Sai Narkar	Approver ID:	HE005884
Designation:	Technical Manager	Approved On :	30-May-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			

Approver's Comment:	ok for valuation as recommended.
---------------------	----------------------------------



Longitude: 72.816005
Latitude: 19.426575
Image Taken NULL



Longitude: 72.816005
Latitude: 19.426575
Image Taken NULL



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.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and prevailing market rates for similar properties and on the facts and confirmation provided by the client ("Client") or his professional advisor or any other party on behalf of the Client as on date of assessment, which the Client represents to be complete and accurate in all respects. Report contains no representations or warranties of any kind. The Client should exercise appropriate due diligence with respect to the property, including approval status, legal and tax diligence, prior to taking of any decision. Compliance with statutory requirements applicable for construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any role in construction and pricing of the project / Property.

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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client. This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.