



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                       |                    |                       |
|---------------------|-----------------------|--------------------|-----------------------|
| Request ID:         | HRQ-26-158788         | Application No.:   | 77000356743           |
| Customer Name:      | Rajesh Ravindra Yadav | Branch :           | (10136) VASAI         |
| Product Name:       | Home Loan-Da Resale   | BSM/RM Name:       | Los_Channel           |
| Loan Property Type: | REGULAR               | Visited User Type: | In House              |
| Contact Name:       | Rajesh Ravindra Yadav | Mobile :           | 8149507036 7768814822 |

### PROPERTY ADDRESS

|                   |                                                                                                                                                                   |                  |                            |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------|
| Property Address: | Flat No 402 4th Floor C Wing Shree Om Sadguru Kripa Chsl,Shree Om Sadguru Kripa Chsl,Ambawadi Tulinj Road Nallasopara East,Tal Vasai Dist Palghar 401209          | Location:        | Nallasopara (East)         |
|                   |                                                                                                                                                                   | City:            | Thane Pin Code 401209      |
|                   |                                                                                                                                                                   | State:           | Maharashtra Country India  |
| Legal Address:    | Flat No C402 4th Floor C Wing Shree Om Sadguru Kripa Chsl Ambawadi S No 41 H No 7 2 S No 42 H No 1 Off Tulinj Road Nallasopara East Tal Vasai Dist Palghar 401209 | Nearby Landmark: | Near Krist Raj High School |
|                   |                                                                                                                                                                   | Collateral ID:   | I26TNE209-089725           |

### PROPERTY DETAILS

|                       |                                   |                                         |                       |
|-----------------------|-----------------------------------|-----------------------------------------|-----------------------|
| Type Of Property:     | Flat                              | Plot Demarcated At Site:                | YES                   |
| Approved Land Use:    | Residential                       | Infrastructure Of The Surrounding Area: | AVAILABLE             |
| No of Floors:         | 4                                 | Class Of Locality:                      | Middle Class Area     |
| Carpet Area Measured: | No                                | Property Location:                      | Municipal Corporation |
| Nature of Location:   | Urban                             | Distance Travelled From Operating       | 6                     |
| Green Housing:        | No                                | Distance from City Center Km:           | 3                     |
| Report Condition:     | Property Visited Report Submitted |                                         |                       |

### UNIT DETAILS

| Details          | No. of Rooms | No. of Kitchens | No of Bathrooms | Usages & Remark |
|------------------|--------------|-----------------|-----------------|-----------------|
| null             |              |                 |                 |                 |
| null             |              |                 |                 |                 |
| null             |              |                 |                 |                 |
| null             |              |                 |                 |                 |
| Flat No C402 4th | 1            | 1               | 1               | 01 RK FLAT      |

| Structure         | Occupancy Status | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
|-------------------|------------------|--------------------------|----------------------------------------------------|
| Rcc Structure     | Occupied         | Rekha Tiwari             | 20                                                 |
| Maintenance Level | Occupied Since   | Relationship of Occupant | Residual Age Of Property                           |
| Good              | 2 MONTHS         | Tenant                   | 40                                                 |

### BOUNDARIES ON SITE

|                  | East           | West      | North         | South                      |
|------------------|----------------|-----------|---------------|----------------------------|
| As per Sale Deed |                |           |               |                            |
| Actual on Site   | Babulpada Road | Mrcc Chsl | Internal Road | Chandresh Sharda Apartment |
| 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:            | GROUND PLUST 4TH |

| VALUATION                    |               |                   |            |
|------------------------------|---------------|-------------------|------------|
| Description                  | Area in Sq.Ft | Rate/Sq.Ft        | Amount (R) |
| Landarea                     | 1             | 0                 | 0          |
| Carpet Area                  | 258           | 0                 | 0          |
| Super Built Up/Sellable Area | 370           | 5750              | 2127500    |
| Other 1                      | 1             | 0                 | 0          |
| Other 2                      | 1             | 0                 | 0          |
| % Completion                 | 100           | TOTAL             | 2127500    |
| % Recommended                | 100           | Realizable Value: | 2128000    |

Realizable Value In Words : Rupees Twenty-One Lakh Twenty-Eight Thousand

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |             |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| Visited By:                   | Mr. Ajay Sonkamble                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Visited on: | 16-Sep-2026 |
| Violations observed (if any): |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |             |
| Remarks:                      | null   1.said case is a resale case. 2.said property is residential and structure is gr plus 4th upper floors residential without lift 3. reg agreement made between pravin kumar mishra and gopal surendra gupta damini gupta ref no 5468/2018 of dated 30/06/2018 4. vvmc issued property tax in the name of gopal surendra gupta damini gupta property no ac11 217 77 5.ca as per agreement is 264 sqft and as per measured is 258 sqft. documented super built up area considered for valuation and valuation updated on lump sum basis 7.ms rekha tiwari met on site and clearly mentioned to her that said verification is done for valuation purpose against loan proposal received at icici hfc for which said property would be treated as security |             |             |

| OMNI DOCS FILES |          |           |           |
|-----------------|----------|-----------|-----------|
| File Name       | Latitude | Longitude | Go To Map |

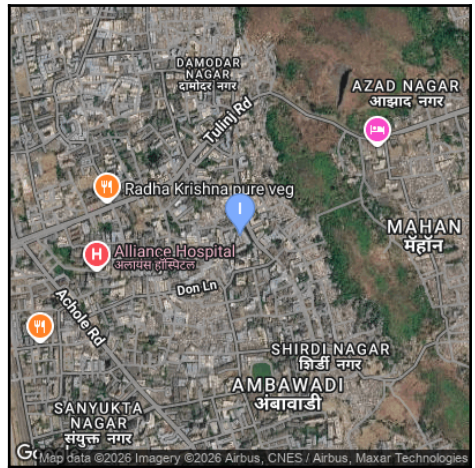
|                           |                                               |                    |             |
|---------------------------|-----------------------------------------------|--------------------|-------------|
| Entered By:               | Ajay Sonkamble                                | Entered On:        | 23-Sep-2026 |
| Recommended by:           |                                               | Completion Status: | Constructed |
| Recommender's Comment:    |                                               |                    |             |
| Approver Name:            | Altamas Khan                                  | Approver ID:       | HE005741    |
| Designation:              | Technical Manager                             | Approved On :      | 23-Sep-2026 |
| Approver Recommendation : | RECOMMENDED                                   |                    |             |
| Conditional Remark:       |                                               |                    |             |
| Approver's Comment:       | ok for case value inline with market pricings |                    |             |



Longitude: 72.82773027777777  
Latitude: 19.42150027777778  
Image Taken 16-SEP-2026 12:34:57



Longitude: 72.82763722222222  
Latitude: 19.420904444444446  
Image Taken 16-SEP-2026 12:38:23



## DECLARATION

I/We hereby 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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