



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-129810	Application No.:	77000324888
Customer Name:	Abhishek Rajesh Kumar Yadav	Branch :	(10836) MUMBAI- MALAD WEST-B
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Abhishek Rajesh Kumar Yadav	Mobile :	8655517523 9305434247

PROPERTY ADDRESS

Property Address:	Flat No G6 Ground Floor Building No 15b,Ostwal Nagari Chsl Hightension Road,Ostwal Nagari Nalasopara East 401209	Location:	Nallasopara (East)
		City:	Thane Pin Code 401209
		State:	Maharashtra Country India
Legal Address:	Flat No G6 Ground Floor Building No 15b Ostwal Nagari Chsl Hightension Road Ostwal Nagari Nalasopara East 401209 Survey No 30 4 5 27 28 31	Nearby Landmark:	Lotus Bldg
		Collateral ID:	I26TNE209-070332

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
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	5
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
Ground Floor	2	1	1	1 BHK
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Naa	19
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	41

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Shivdarshan Bldg No 1	Lotus Bldg	Hightension Road	Bloosom Bldg
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	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	THE SAID BUILDING IS

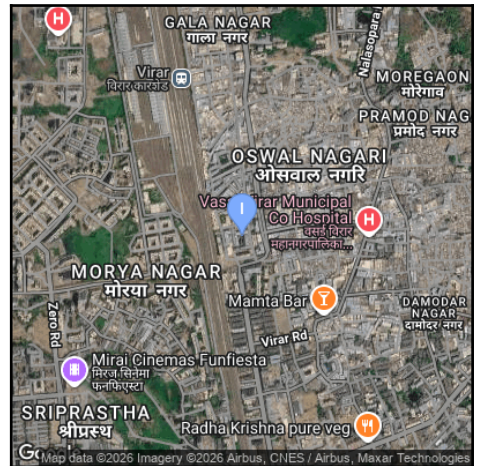
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	362	0	0
Super Built Up/Sellable Area	507	6200	3143400
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3143400
% Recommended	100	Realizable Value:	3143000

Realizable Value In Words : Rupees Thirty-One Lakh Forty-Three Thousand

Visited By:	Mr. Jayant Meshram	Visited on:	16-Jun-2026
Violations observed (if any):			
Remarks:	null the said case is resale case. the said building is ground plus upper 4 floors. the agreement is made betweenm/s. shree ostwal builders ltd and mr. nitinkumar jaiprakash chaurasia on date 15.10.2006.the agreement ca is347 sqft and measurement ca is 362 sqft. the agreement ca is considered for valuation with 40 percentloading and valuation updated on lump sum basis. mr rahul met on site and it was clearly mentioned to himthat said verification is done for valuation purpose against loan proposal received at icici hfc for whichsaid property would be treated as security. the property tax is on the name of nitin kumar chaurasiya andthe property tax no nlo1/148/22 and date 25-26.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Jayant Meshram	Entered On:	29-Jul-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Sai Narkar	Approver ID:	HE005884
Designation:	Technical Manager	Approved On :	29-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended		



Longitude: 72.81753138888888
Latitude: 19.429074444444446
Image Taken 16-JUN-2026 17:22:48

Longitude: 72.81801777777777
Latitude: 19.429288055555556
Image Taken 16-JUN-2026 17:21:39

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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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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