



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-142437	Application No.:	77000339472
Customer Name:	Ritesh Sanjay Mishra	Branch :	(10136) VASAI
Product Name:	Nhl - Micro Lap - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Ritesh Sanjay Mishra	Mobile :	8268861868 9139542060

PROPERTY ADDRESS

Property Address:	Flat No. 15/104, 1st Floor, Building No. 15,,Golden Nest 7 Sonam Jyot Chsl, Near Mahalaxmi,Sweets, Phase 07, New Golden Nest,Bhayandar (East), 401105	Location:	Bhayandar East
		City:	Thane Pin Code 401105
		State:	Maharashtra Country India
Legal Address:	Flat No. 15/104, 1st Floor, Building No. 15, Golden Nest 7 Sonam Jyot Chsl, Phase 07, Old S.No. 53/02, And 56/11, 5(Pt), New S.No. 14/2, 13/11, 5(Pt), Village Goddev, Taluka And District Thane, Bhayandar (East), 401105	Nearby Landmark:	Near Mahalaxmi Sweets
		Collateral ID:	I26TNE105-083024

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:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	15
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	1	2	01 BHK
Second Floor				
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Sanjay Mishra	24
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	18 YEARS	Self	36

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Building No.12	Sai Dham Mandir	Industrial Units	Road
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	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS 4TH

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	270	0	0
Super Built Up/Sellable Area	378	11200	4233600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4233600
% Recommended	100	Realizable Value:	4234000
Realizable Value In Words : Rupees Forty-Two Lakh Thirty-Four Thousand			

Visited By:	Vds Advisory Sangoi_Hfc	Visited on:	01-Sep-2026
Violations observed (if any):	Na		

Remarks:	null 1. sale agreement for flat no. 104, in between 1) sameer sudhakar nagpure (vendor), 1) sanjay r. mishra (purchaser),2. oc for residential building phase 07, building no. 15 on comprising ground plus 04th upper floor on plot bearing s.no. 53/02, on village goddev, 3. property tax issued by mbmc, date 01/04/2026, with doc ref no.262701809882, for property no. f030012178008, on the name of m/s. sanjay ramlakhan mishar. 4. as per the sale agreement, builtup area is 324 sq.ft. (effective carpet area 324/1.2 is 270 sq.ft.) 5. it is a 01 bhk flat having carpet area is 303 sq. ft. as per measurements. 6. for valuation, we have considered area as per sale agreement (270 sq.ft) 7. we have considered loading of 40 percent on carpet area for arriving at super built-up area. 8. carpet area consists of living room, kitchen, 2 toilets, bedroom and room passage. 9. the society ownership name board is showing name of mr. sanjay mishra . 10 this report is accomplished basis of site visit, sale agreement, copy of oc and property tax. 11. during property visit mr. sanjay mishra (9323026025) who is owner, and it was clearly explained to him that property visit has been done for valuation purpose on behalf of icici hfc 12. we have visited on 01/09/2026
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OMNI DOCS FILES			
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File Name	Latitude	Longitude	Go To Map
TIMEPHOTO-20260901-131134.JPG	23.59850472222222	72.98093166666666	

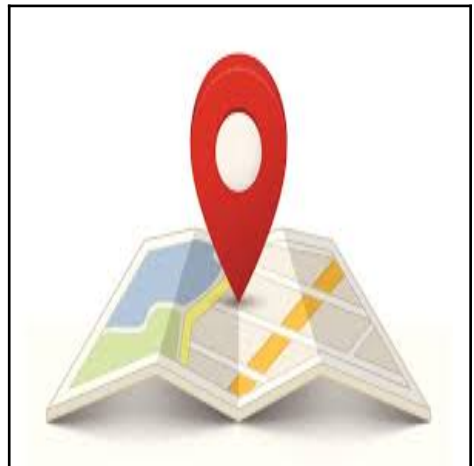
Entered By:	Vds Advisory Sangoi	Entered On:	03-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Altamas Khan	Approver ID:	HE005741
Designation:	Technical Manager	Approved On :	03-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for case .value inline with market pricings		



Longitude: 72.8591863799283
Latitude: 19.298904379933795
Image Taken 01-SEP-2026 12:25:14



Longitude: 72.8591863799283
Latitude: 19.298904379933795
Image Taken 01-SEP-2026 12:25:31



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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