



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-161744	Application No.:	7792135682
Customer Name:	Ravinder Omprakash Nandrajog	Branch :	(10131) THANE
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Ravinder Omprakash Nandrajog	Mobile :	8898169311 9004337055

PROPERTY ADDRESS

Property Address:	Flat No 1303, 13th Floor, A-Wing,,Mayuresh Residency Chsl,Cts No 217 217/1 To 8 Off Lbs Road Village,Bhandup Bhandup West 400078	Location:	Bandup (W)		
		City:	Mumbai	Pin Code	400078
		State:	Maharashtra	Country	India
Legal Address:	Flat No 1303, 13th Floor, A-Wing, Mayuresh Residency Chsl, Cts No 217 217/1 To 8 Off Lbs Road Village Bhandup Bhandup West 400078	Nearby Landmark:	Nr. Asian Paints		
		Collateral ID:	I26MUM078-090797		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	MIDDLE CLASS AREA
No of Floors:	20	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	2
Green Housing:	No	Distance from City Center Km:	1
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other2				
Ground Floor				
First Floor				
Second Floor				
13th Floor	3	1	2	2 BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Ravinder Omprakash Nandrajog	13
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2016	Self	47

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed				
Actual on Site	Road	Bharat Endustrial Eastate	B Wing	Mayuresh Shrishti Height
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
Flood Prone Area	No	CRZ	1

VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	GROUND PLUS 20TH

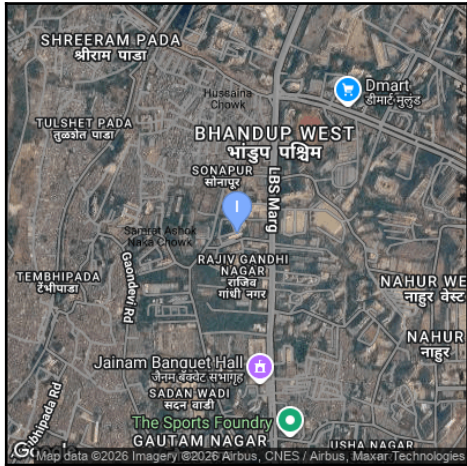
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	555	0	0
Super Built Up/Sellable Area	985	16250	16006250
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	16006250
% Recommended	100	Realizable Value:	16006000

Realizable Value In Words : Rupees One Crore Sixty Lakh Six Thousand

Visited By:	Valsight Advisors Private Limited_Hfc	Visited on:	22-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1) report released on the basis of sale deed oc and site inspection.2 share certificate issued by mayuresh residency chsl reg no. 49, dated 21/07/2019 in the name of rajkumari omprakash nandrajog ravinder omprakash nandrajog society registration reg no. mum/ws/hsg/(tc)/11036/2018-2019/year-2018 dated 29/08/2018 in the name of mayuresh residency co operative housing society limited commencement certificate issued by mcgm reg no. ce/1154/bpes/as dated 27/08/2009 occupation certificate issued by mcgm reg no. ce/1154/bpes/as dated 04/03/2013 for stilt1st to 19th (part) 20th upper floors and ground floor 2) agreement for sale m/s. rattanchand rikhabdas jain and mr. ravinder omprakashnandrajog, mrs. rajkumari omprakash nandrajog copy date- 10.03.2016, issued by-kurla-, reg. no. 2275/2016 3) carpet area 555 sq.ft cb fb area 152 sq.ft as peragreement is consider for valuation. and loding 50pc applied on it. 4) as per the onsite measurement is		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Valsight Advisors Private	Entered On:	25-Sep-2026
Recommended by:	Akshay Shirsat	Completion Status:	Construction Is Complete
Recommender's Comment:	Recomending Case Oc Received Valid Upto 20th Floor Self Occupied Unit Society Registered		
Approver Name:	Jitendra Patil	Approver ID:	HE006696
Designation:	Senior Product Manager	Approved On :	25-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended .		



Longitude: 72.93626066297148
Latitude: 19.159008813967827
Image Taken 22-SEP-2026 12:00:02

Longitude: 72.93626066297148
Latitude: 19.159008813967827
Image Taken 22-SEP-2026 12:00:02

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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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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