



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-150303	Application No.:	7792149141
Customer Name:	Sanjay Ramchandra Dhage	Branch :	(10817) KALYAN-MUMBAI
Product Name:	Nhl - Micro Lap - Lap Commercial - Top Up For Existing	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	In House
Contact Name:	Sanjay Ramchandra Dhage	Mobile :	9920958587 7054433917

PROPERTY ADDRESS

Property Address:	Shop No 15, Ground Floor, Neelkanth Shruti Somnath Chsl, Adharwadi Kalyan West Dist Thane, 421301	Location:	Kalyan Bandar Rd
		City:	Thane Pin Code 421301
		State:	Maharashtra Country India
Legal Address:	Shop No 15, Ground Floor, Neelkanth Shruti Somnath Chsl S. No. 86 Hissa No. 2a And Others Village Wadeghar Kalyan West 421301.	Nearby Landmark:	Besides Bileshwar Society
		Collateral ID:	I26TNE301-085564

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	DEVELOPING
No of Floors:	10	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	3
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
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor	1			COMMERCIAL SHOP

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Sanjay Dhage	11
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	8 YEARS	Self Occupied	49

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Internal Road	Bileshwar Apartment	Building No 5	Access 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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	GROUND PLUS 10TH

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	183	0	0
Super Built Up/Sellable Area	274	17200	4712800
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4712800
% Recommended	100	Realizable Value:	4713000
Realizable Value In Words : Rupees Forty-Seven Lakh Thirteen Thousand			

Visited By:	Mr. Ashish Patil	Visited on:	07-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1) this is top up case. 2) subhect property is commercial shop situated at ground floor in ground plus 10th upper floors with 2 lift facility. 3) provided agreement dated 06/06/2016 is executed between ashapura combines and sanajay ramchandra dhage and sunita sanjay dhage bearing no. 4186/2016 at sro kalyan 2. 4) property tax in the name of sanjay dhage with property tax no b07017546800 for period 2026-27. 5) documented ca is 183 sft and measured ca is 183 sft and taken 50 per loading on agreement ca for valuation. 6) society is registered. 7) cc issued by kdmc dated 20/02/2014 bearing no. kdmc/nrv/bp/kv/2012-13/220/34. for building no. 2 - stilt plus 10th floors		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Ashish Patil	Entered On:	11-Sep-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Jitendra Patil	Approver ID:	HE006696
Designation:	Senior Product Manager	Approved On :	11-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended.		



Longitude: 73.12223638888888

Latitude: 19.2576447222222

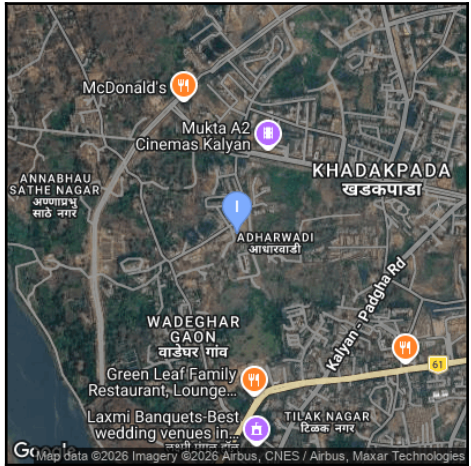
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Longitude: 73.12255388888889

Latitude: 19.25729777777778

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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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