



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-143468	Application No.:	77000326741
Customer Name:	Ramanand Indrapal Patel	Branch :	(10136) VASAI
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Ramanand Indrapal Patel	Mobile :	9284688200 8169360348

PROPERTY ADDRESS

Property Address:	Flat No 204 2nd Floor C Wing Building No 3 Vijay, Apartment Society As New Vijay Chsl Fatherwadi, Village Gokhiware Vasai East Tal Vasai Dist, Palghar 401208	Location:	Vasai Road (East)
		City:	Thane Pin Code 401208
		State:	Maharashtra Country India
Legal Address:	Flat No 204 2nd Floor C Wing Building No 3 Vijay Apartment Society As New Vijay Chsl Fatherwadi Village Gokhiware Vasai East Tal Vasai Dist Palghar 401208	Nearby Landmark:	Near St Joseph English School Fatherwadi
		Collateral ID:	I26TNE208-080195

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVAILABLE
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	5
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				
Flat No 204 2nd	1	1	2	1 RK FLAT
null				
null				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Ramanna	23
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	3 YEARS	Tenant	37

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Road	Vinayak Kripa Chsl	D Wing	A And B Wing
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 PLUS 3RD

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	260	0	0
Super Built Up/Sellable Area	364	5500	2002000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2002000
% Recommended	100	Realizable Value:	2002000
Realizable Value In Words : Rupees Twenty Lakh Two Thousand			

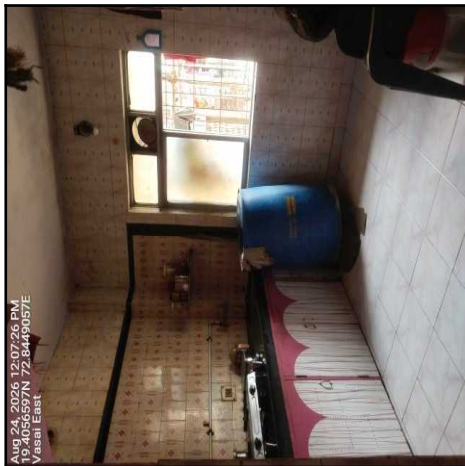
Visited By:	Mr. Siddhesh Sagvekar	Visited on:	24-Aug-2026
Violations observed (if any):	Na		
Remarks:	null 1.said case is a resale case. 2.said property is residential and structure is gr plus 03 upper floors residential without lift 3.reg agreement available in between mrs meenakshi sham sakpal and mr ramanand indrapal patel mrs shakuntala indrapal patel ref no 2495/2025 dated 04/02/2025 vasai 4 4.vvmc property tax available in the name of mrs meenakshi sham sakpal ref no gk05/2372/44 year 2026-27 5.ca as per agreement is 304 sqft and as per measured is 260 sqft. measured carpet area considered for valuation with sutable loading factor i.e ca x 1.4 sqft and valuation updated on lump sum basis 6.mr ramanna 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 7. latitude 19.4056597 longitude 72.8449057 8. subject building is under maintenance and repairing work in progress 9. latitude 19.40578556 longitude 72.84492302		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
TIMEPHOTO_20260824_120838.JPG	NULL	NULL	
TIMEPHOTO_20260824_120744.JPG	NULL	NULL	
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RAMANAND.JPG	NULL	NULL	
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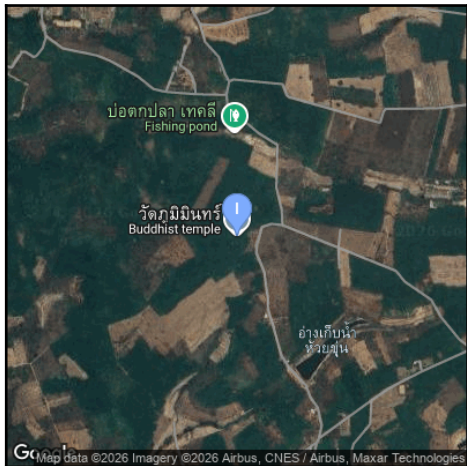
Entered By:	Siddhesh Sagvekar	Entered On:	27-Aug-2026
Recommended by:		Completion Status:	Rcc Structure Completed
Recommender's Comment:			
Approver Name:	Altamas Khan	Approver ID:	HE005741
Designation:	Technical Manager	Approved On :	27-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for case .value inline with market pricings		



Longitude:
Latitude:
Image Taken 24-AUG-2026 12:11:43



Longitude:
Latitude:
Image Taken 24-AUG-2026 12:07:26



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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