



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-140686	Application No.:	7792134248
Customer Name:	Rushikesh Kedar Jadhav	Branch :	(10131) THANE
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Rushikesh Kedar Jadhav	Mobile :	8087868663 9594091207

PROPERTY ADDRESS

Property Address:	Flat No. 402, 4th Floor, Shiv Sai Heights ,Bldg No. 02, Golani Naka, ,Off Waliv Road,Vasai East, Palghar, 401208	Location:	Vasai Road (East)
		City:	Thane Pin Code 401208
		State:	Maharashtra Country India
Legal Address:	Flat No. 402, 4th Floor, Shiv Sai Heights Building No. 02, Plot No. 10, Survey No. 96/3/4/7part/4/10, Village Waliv, Taluka Vasai, District Palghar, Vasai East, 401208	Nearby Landmark:	Behind Deep Tower And Durga Mata
		Collateral ID:	I26TNE208-091007

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVAILABLE
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	28
Green Housing:	No	Distance from City Center Km:	6
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
4th Floor	3	1	2	02 BHK
Other2				
Ground Floor				
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Vacant	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Off Waliv Road	Deep Tower	Deep Tower	Kiran Kunj Building
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:	GROUND/STILT PLUS 7TH

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	525	0	0
Super Built Up/Sellable Area	788	6000	4728000
Other 1	1	0	0
Other 2	1	0	0
% Completion	98	TOTAL	4728000
% Recommended	98	Realizable Value:	4728000

Realizable Value In Words : Rupees Forty-Seven Lakh Twenty-Eight Thousand

Visited By:	Vds Advisory Sangoi_Hfc	Visited on:	20-Aug-2026
Violations observed (if any):	Na		

Remarks:	null 1. the said property is newly constructed. in the said bldg all civil and internal work done, near by possession till september 2026 as per site information, 2. as per cost sheet for flat no. 402, 4th floor project knows as shiv sai heights on the owner name is mr.rushikesh kedar jadhav on date 21/08/2026 3. approved plan is granted and further is extended for entire proposed building comprising of ground plus 1st to 7th upper floors, 4. as per the cost sheet, rera carpet area is 564 sq.ft. (i.e. 52.38 sq.mt.) 5. it is 2 bhk flat having carpet area is 478 sq.ft.with balcony area is 43 sq.ft. as per measurement. 6. as per the approved plan, carpet area is 475 sq.ft.with balcony area is 50 sq.ft. 7. for valuation, we have considered area as per approved plan. (i.e. 525 sq.ft) 8. we have considered loading of 50 percent on carpet area for arriving at super built-up area. 9. this report is accomplished basis of site visit, cost sheet, copy cc and plan copy. we have considered the provided documents for accomplishment of this valuation report as per instruction given by icici hfc 10. during property visit mr ganga prasad yadav (09326080291), who is builder partner, and it was clearly explained to her that property visit has been done for valuation purpose on behalf of icici hfc. 11. name of developers - m/s. shiv sai heights builders and developers 12. plot size is less than 500 sq.mtrs and hence rera is not applicable. we have visited on 20/08/2026
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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TIMEPHOTO-20260820-135221.JPG	NULL	NULL	
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TIMEPHOTO-20260820-135153.JPG	NULL	NULL	
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TIMEPHOTO-20260820-135235.JPG	NULL	NULL	

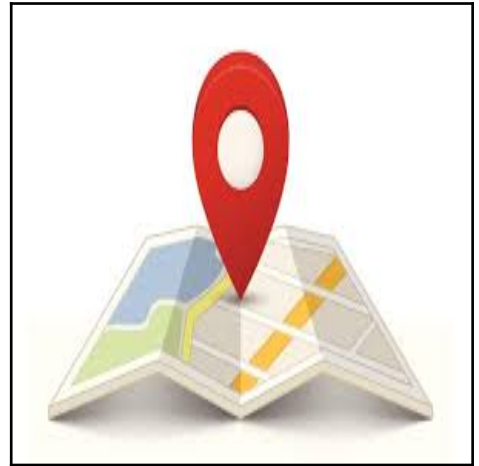
Entered By:	Vds Advisory Sangoi	Entered On:	25-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Akshay Shirsat	Approver ID:	HE011169
Designation:	Technical Manager	Approved On :	25-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok approved plan available non apf approval to be taken prior to disbursement rera not applicable less than 500 sqmtr plot		



Longitude: 72.85855606000788
Latitude: 19.413689169991535
Image Taken 20-AUG-2026 16:27:22



Longitude: 72.85855606000788
Latitude: 19.413689169991535
Image Taken 20-AUG-2026 16:27:49



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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