



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152592	Application No.:	77000352195
Customer Name:	Amey Anil Malandkar	Branch :	(10836) MUMBAI- MALAD WEST-B
Product Name:	HI - RHI - Home Purchase - Top Up Above 25 Percentage	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Amey Anil Malandkar	Mobile :	7738988891 9794740223

PROPERTY ADDRESS

Property Address:	Flat No 1001 10th Floor Ranjan Elegance Plot No 595,Plot No595 Chikwadi,Shimpoli, Shimpoli Road,Borivali West, 400092	Location:	Borivali (West)
		City:	Mumbai Pin Code 400092
		State:	Maharashtra Country India
Legal Address:	Flat No. 1001, 10th Floor, Ranjan Elegance, Plot No.595, Tps Iii, Cts No.1/21 Corresponding To S.No.2, H.No.1a (Part), S No.2,H.No.2(Part), S.No.6, H.No.1 2, S.No.7, H.No.1 Others Village Shimpoli, Borivali West, 400092	Nearby Landmark:	Near Reema Residency
		Collateral ID:	I26MUM092-085464

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	ALL AVAILABLE NEARBY
No of Floors:	10	Class Of Locality:	Developed
Carpet Area Measured:	No	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
10th Floor	5	1	3	4BHK
Other2				
Ground Floor				
First Floor				
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na	00
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	By Bungalow No.36	By 10.00 Meter Dp Road	By Bungalow No.30	By 13.40 Meter Dp Road
Actual on Site	Madhul Bungalow	Internal Road	Krishna Niketan Plot 34	Internal Road
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 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:	STILT PLUS 10 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1500	0	0
Super Built Up/Sellable Area	2313	22300	51579900
Car Park	2	800000	1600000
Other 2	1	0	0
% Completion	100	TOTAL	53179900
% Recommended	100	Realizable Value:	53180000

Realizable Value In Words : Rupees Five Crore Thirty-One Lakh Eighty Thousand

Visited By:	Assureval Private Limited_Hfc	Visited on:	09-Sep-2026
Violations observed (if any):			
Remarks:	null the said property is residential 3bhk flat located on 10th floor in building comprising of ground plus 10th upper floors with 2 lifts. 2. as per site observation, internal renovation work is in progress of said flat.2. at the time of visit the said property is recently completed and ready for possession. 3. the said property is inspected through person met at site mr. nyanesh - sales team. 4. we have received draft agreement, cc, oc and sanction plan for reference. 5. as per agreement area is 1541 sq. ft ca and sanction plan area is 1500 sq. ft ca and balcony 125 sq. ft and measured area is 1424 sq. ft ca plus balcony 133 sq. ft, we have considered sanction plan area with 50 percent loading on ca plus 50 pc of balcony for the purpose of this valuation exercise and 2 car parking considered for valuation. 8. copy of cc ref no. p-4203/2019/(595)/r/c war issued by mcgm on dated 10th january 2025. 9. copy of sanction plan ref. no. p-4203/2019/(595)/r/c war issued by mcgm on dated 24th december 2024. 10. copy of draft agreement proposed executed to be between mr. jatin chandrakant modi ami jatin modi, m/s. anamaya developers llp and mr. kamal shah, mr. chandresh vithalani mr. piyush. 11. copy of oc ref. no. p-4203/2019/(595)/r/c ward/fp/occ/1/new issued by bmc on dated 3/12/2025 approved for stilt plus 10th upper floors.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
AMEY.JPG	NULL	NULL	

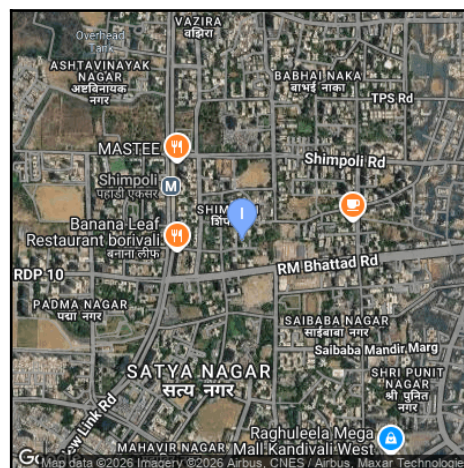
Entered By:	Assureval Private Limited_Hfc	Entered On:	09-Sep-2026
Recommended by:	Pramod Naik	Completion Status:	Semi-Constructed
Recommender's Comment:	Recommending The Case For Approval . Captioned Is A Top Up Case .		
Approver Name:	Jitendra Patil	Approver ID:	HE006696
Designation:	Senior Product Manager	Approved On :	11-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended.		



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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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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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