



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                                    |                    |                       |
|---------------------|------------------------------------|--------------------|-----------------------|
| Request ID:         | HRQ-26-152449                      | Application No.:   | 77000343845           |
| Customer Name:      | Vasudev Sakharam Shetye            | Branch :           | (10131) THANE         |
| Product Name:       | HI - Prime HI - Home Purchase - Bt | BSM/RM Name:       | Los_Channel           |
| Loan Property Type: | REGULAR                            | Visited User Type: | Technical Agency      |
| Contact Name:       | Vasudev Sakharam Shetye            | Mobile :           | 9029626388 8286854646 |

### PROPERTY ADDRESS

|                   |                                                                                                                                                     |                  |                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------|
| Property Address: | Flat No 1905, 19th Floor, F Wing, Bldg No 3, ,Mhada Virar Bolinj, Sanket No 263 ,Virar West, Dist. Palghar 401303.                                  | Location:        | Palghar                   |
|                   |                                                                                                                                                     | City:            | Palghar Pin Code 401303   |
|                   |                                                                                                                                                     | State:           | Maharashtra Country India |
| Legal Address:    | Flat No 1905, 19th Floor, F Wing, Bldg No 3, Mhada Virar Bolinj, Sanket No 263 Cts No 376, 392 Of Village Bolinj, Virar West, Dist. Palghar 401303. | Nearby Landmark: | Near Fire Brigade         |
|                   |                                                                                                                                                     | Collateral ID:   | I26MUM022-082185          |

### PROPERTY DETAILS

|                       |                                 |                                         |                       |
|-----------------------|---------------------------------|-----------------------------------------|-----------------------|
| Type Of Property:     | Flat                            | Plot Demarcated At Site:                | YES                   |
| Approved Land Use:    | Residential                     | Infrastructure Of The Surrounding Area: | DEVELOPING AREA       |
| No of Floors:         | 23                              | Class Of Locality:                      | Middle Class Area     |
| Carpet Area Measured: | Yes                             | Property Location:                      | Municipal Corporation |
| Nature of Location:   | Urban                           | Distance Travelled From Operating       | 25                    |
| Green Housing:        | No                              | Distance from City Center Km:           | 2.2                   |
| Report Condition:     | Property Not Visited - Customer |                                         |                       |

### UNIT DETAILS

| Details      | No. of Rooms | No. of Kitchens | No of Bathrooms | Usages & Remark |
|--------------|--------------|-----------------|-----------------|-----------------|
| 19 Th Floor  | 2            | 1               | 1               | 1 BHK           |
| First Floor  |              |                 |                 |                 |
| Second Floor |              |                 |                 |                 |
| Other1       |              |                 |                 |                 |
| Other2       |              |                 |                 |                 |

| Structure         | Occupancy Status | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
|-------------------|------------------|--------------------------|----------------------------------------------------|
| Rcc Structure     | Occupied         | Mr Abhinay               | 07                                                 |
| Maintenance Level | Occupied Since   | Relationship of Occupant | Residual Age Of Property                           |
| Good              | 01 YEAR          | Tenant                   | 53                                                 |

### BOUNDARIES ON SITE

|                  | East                  | West                  | North                 | South                 |
|------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| As per Sale Deed | Details Not Available | Details Not Available | Details Not Available | Details Not Available |
| Actual on Site   | Bldg No 04            | H Wing                | F Wing                | Road                  |
| 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:

1

Constructed Rate :

1

Total Value ₹:

1

Floorwise Usage:

GROUND FLOOR

VALUATION

| Description                  | Area in Sq.Ft | Rate/Sq.Ft        | Amount (R) |
|------------------------------|---------------|-------------------|------------|
| Landarea                     | 1             | 0                 | 0          |
| Carpet Area                  | 330           | 0                 | 0          |
| Super Built Up/Sellable Area | 495           | 5100              | 2524500    |
| Other 1                      | 1             | 0                 | 0          |
| Other 2                      | 1             | 0                 | 0          |
| % Completion                 | 100           | TOTAL             | 2524500    |
| % Recommended                | 100           | Realizable Value: | 2525000    |

Realizable Value In Words : Rupees Twenty-Five Lakh Twenty-Five Thousand

Visited By:

Vertex Business Solutions Pvt Ltd.\_Hfc

Visited on:

05-Sep-2026

Violations observed (if any):

Remarks:

null | this is residential property. building is well maintained and located in middle class area. this is 1 bhk flat located on 19th floor of the building right side of staircase. during property visit we met mr abhinay at the property he is the tenant his contact no is 9819659059 it was clearly explained to him that property visit is done for valuation purpose in relation with loan proposal with icici hfc for which the property would be treated as a security. carpet area as per measurement is 331 sq ft . documented area - ca 330 sq.ft. approved plan not provided.carpet area has been considered for valuation as per agreement sbua 495 sq.ft. carpet x 50 percent. society name board not available at site. name of the owner as per allotment letter is mr vasudev sakharam shetye mrs sneha vasudev shetye. date of visit- 30/08/2026 we have referred the mhada allotment letter and possession letter.

| OMNI DOCS FILES                                  |          |           |           |
|--------------------------------------------------|----------|-----------|-----------|
| File Name                                        | Latitude | Longitude | Go To Map |
| WHATSAPP IMAGE 2026-08-30 AT 5.47.56 PM (1).JPEG | NULL     | NULL      |           |
| WHATSAPP IMAGE 2026-08-30 AT 5.47.56 PM (2).JPEG | NULL     | NULL      |           |
| WHATSAPP IMAGE 2026-08-30 AT 5.47.57 PM (1).JPEG | NULL     | NULL      |           |
| WHATSAPP IMAGE 2026-08-30 AT 5.47.47 PM.JPEG     | NULL     | NULL      |           |
| WHATSAPP IMAGE 2026-08-30 AT 5.47.49 PM.JPEG     | NULL     | NULL      |           |
| WHATSAPP IMAGE 2026-08-30 AT 5.47.50 PM.JPEG     | NULL     | NULL      |           |
| WHATSAPP IMAGE 2026-08-30 AT 5.47.55 PM (1).JPEG | NULL     | NULL      |           |
| WHATSAPP IMAGE 2026-08-30 AT 5.47.55 PM (2).JPEG | NULL     | NULL      |           |
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| WHATSAPP IMAGE 2026-08-30 AT 5.47.58 PM (2).JPEG | NULL     | NULL      |           |

| File Name                                       | Latitude | Longitude | Go To Map |
|-------------------------------------------------|----------|-----------|-----------|
| WHATSAPP IMAGE 2026-08-30 AT 5.47.59 PM.JPG     | NULL     | NULL      |           |
| WHATSAPP IMAGE 2026-08-30 AT 5.48.00 PM.JPG     |          |           |           |
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| WHATSAPP IMAGE 2026-08-30 AT 5.47.59 PM (1).JPG | NULL     | NULL      |           |
| WHATSAPP IMAGE 2026-08-30 AT 5.47.59 PM (2).JPG | NULL     | NULL      |           |

|                           |                                                                                                                                                         |                    |             |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------|
| Entered By:               | Vertex Business Solutions                                                                                                                               | Entered On:        | 05-Sep-2026 |
| Recommended by:           |                                                                                                                                                         | Completion Status: | Constructed |
| Recommender's Comment:    |                                                                                                                                                         |                    |             |
| Approver Name:            | Akshay Shirsat                                                                                                                                          | Approver ID:       | HE011169    |
| Designation:              | Technical Manager                                                                                                                                       | Approved On :      | 05-Sep-2026 |
| Approver Recommendation : | RECOMMENDED                                                                                                                                             |                    |             |
| Conditional Remark:       |                                                                                                                                                         |                    |             |
| Approver's Comment:       | ok mhada allotement letter available in the name of vasudev shetye dated 19/09/2018 unit occupied by tenant due to veloct error repunching report again |                    |             |



Longitude: 72.805145

Latitude: 19.44156

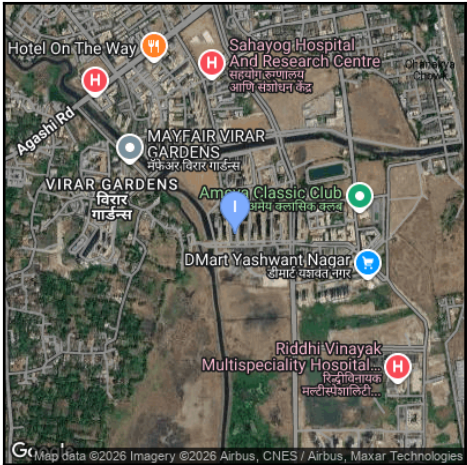
Image Taken



Longitude: 72.805145

Latitude: 19.44156

Image Taken



## 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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