



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-123919	Application No.:	77000319503
Customer Name:	Bhawanishankar Banshidhar Kumawat	Branch :	(10836) MUMBAI- MALAD WEST-B
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Bhawanishankar Banshidhar Kumawat	Mobile :	8433552576 9794740223

PROPERTY ADDRESS

Property Address:	Flat No 107 1st Floor Naseeb Apartment Chsl,Near Bank Of Baroda Jesal Park, Kharigaon Bhayandar East Thane - 401105	Location:	Bhayandar East
		City:	Thane Pin Code 401105
		State:	Maharashtra Country India
Legal Address:	Flat No 107 1st Floor Naseeb Apartment Chsl Near Bank Of Baroda Jesal Park Old S.No 155 New S.No16 Hissa Number 1 Kharigaon Bhayandar East Thane - 401105	Nearby Landmark:	Near Railway Station
		Collateral ID:	I26TNE105-068968

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	5
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
Ground Floor				
First Floor	2	1	2	1BHK
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Ram Chandra	36
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	1 YEARS	Seller Relative	24

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Building	Building	Road	Building
Boundary	Yes			

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 PLUS 4

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	308	0	0
Super Built Up/Sellable Area	370	10500	3885000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3885000
% Recommended	100	Realizable Value:	3885000
Realizable Value In Words : Rupees Thirty-Eight Lakh Eighty-Five Thousand			

Visited By:	Mr. Jayant Meshram	Visited on:	17-Jul-2026
Violations observed (if any):	Na		

Remarks:	null 1.this is residential property 2.building located in middle class area. 3.this is 1bhkflat.4.during the property visit we met mr. shitesh at the property he is the seller relative of that property it was clearly explained to him that property visit is done for valuation purposein reletion with loan proposal with icici hfc for which the property would be treated as a security.carpet area as measurement is 300sq.ft and documented area 370sq.ft built up area. documented sbua considered for valuation sbua 370- 308sq.ft carpet area adding 20 percent loading on it report furnished on the baisis of sale deed draft and property tax .6. we have received property tax issued in the name of nasib aptt.,bhayandar (east), dated on 01/04/2026 having property tax no mbmc262701309826
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Jayant Meshram	Entered On:	25-Jul-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Sai Narkar	Approver ID:	HE005884
Designation:	Technical Manager	Approved On :	27-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended		



Longitude: 72.853735
Latitude: 19.313323333333333
Image Taken 17-JUL-2026 16:53:41

Longitude: 72.85366972222222
Latitude: 19.313076111111112
Image Taken 17-JUL-2026 16:48:53

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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