



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                                        |                    |                       |
|---------------------|----------------------------------------|--------------------|-----------------------|
| Request ID:         | HRQ-26-162843                          | Application No.:   | 77000351811           |
| Customer Name:      | Meena Devendra Solanki                 | Branch :           | (10136) VASAI         |
| Product Name:       | HI - Prime HI - Home Purchase - Resale | BSM/RM Name:       | Los_Channel           |
| Loan Property Type: | REGULAR                                | Visited User Type: | In House              |
| Contact Name:       | Meena Devendra Solanki                 | Mobile :           | 8108884506 7040603058 |

### PROPERTY ADDRESS

|                   |                                                                                                                                                          |                  |                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------------------|
| Property Address: | Flat No 203 2nd Floor A Wing ,Shakti Sunny,Residency,Virar West Village Virar Tal Vasai Dist ,Palghar 401303                                             | Location:        | Palghar                        |
|                   |                                                                                                                                                          | City:            | Palghar                        |
|                   |                                                                                                                                                          | State:           | Maharashtra                    |
|                   |                                                                                                                                                          | Pin Code         | 401303                         |
|                   |                                                                                                                                                          | Country          | India                          |
| Legal Address:    | Flat No 203 2nd Floor A Wing Shakti Sunny Residency Virat Nagar National School Road S No 402 A 1 Village Virar Virar West Tal Vasai Dist Palghar 401303 | Nearby Landmark: | Beside National English School |
|                   |                                                                                                                                                          | Collateral ID:   | I26PLG303-088160               |

### 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       | 3                     |
| 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 |
|-----------------|--------------|-----------------|-----------------|-----------------|
| Flat No 203 2nd | 2            | 1               | 2               | 2BHK FLAT       |
| null            |              |                 |                 |                 |
| null            |              |                 |                 |                 |
| null            |              |                 |                 |                 |
| null            |              |                 |                 |                 |

| Structure         | Occupancy Status  | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
|-------------------|-------------------|--------------------------|----------------------------------------------------|
| Rcc Structure     | Underconstruction | Na                       | 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 |           |                 |                      |                     |
| Actual on Site   | Open Plot | National School | National School Road | Rajpurohit Bungalow |
| Boundary         | Na        |                 |                      |                     |

| NDMA Details                           |                    |              |   |
|----------------------------------------|--------------------|--------------|---|
| Height Of Building(Above Ground Level) | Less than 15 meter | Seismic Zone | 2 |
| Flood Prone Area                       | No                 | CRZ          | 1 |

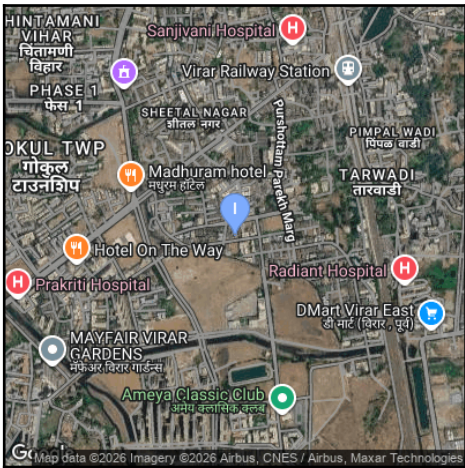
| VALUATION AS PER GOVT. APPROVED RATES |   |                             |                 |
|---------------------------------------|---|-----------------------------|-----------------|
| Land/Build up/Saleable Area           | 1 | Land/Build up/Saleable Rate | 1               |
| Constructed Area:                     | 0 | Constructed Rate :          | 0               |
| Total Value ₹:                        | 1 | Floorwise Usage:            | GROUND PLUS 7TH |

| VALUATION                                                      |               |                   |            |
|----------------------------------------------------------------|---------------|-------------------|------------|
| Description                                                    | Area in Sq.Ft | Rate/Sq.Ft        | Amount (R) |
| Landarea                                                       | 1             | 0                 | 0          |
| Carpet Area                                                    | 500           | 0                 | 0          |
| Super Built Up/Sellable Area                                   | 804           | 7600              | 6110400    |
| Other 1                                                        | 1             | 0                 | 0          |
| Other 2                                                        | 1             | 0                 | 0          |
| % Completion                                                   | 95            | TOTAL             | 6110400    |
| % Recommended                                                  | 95            | Realizable Value: | 6110000    |
| Realizable Value In Words : Rupees Sixty-One Lakh Ten Thousand |               |                   |            |

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |             |             |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| Visited By:                   | Mr. Ajay Sonkamble                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Visited on: | 19-Sep-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 7th upper floors residential. 3. reg agreement made between akash developers now known as perfect akash developers llp and rajkumar sachchan yadav ref no 13525/2025 of dated 19/06/2025 4. draft agreement made between rajkumar sachchan yadav and meena devendra solanki 5. vvcmc issued cc ref no vvcmc tp cc vp/6830/555/2022-23 of dated 31/03/2023 5. ca as per agreement is 536 sqft and as per measured is 500 sqft with balcony. agreement carpet area considered for valuation with suitable loading factor i.e ca x 1.5 sqft and valuation updated on lump sum basis 7.ms. shreya 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 8. visit done on 17 09 2026 |             |             |

| OMNI DOCS FILES |          |           |           |
|-----------------|----------|-----------|-----------|
| File Name       | Latitude | Longitude | Go To Map |

|                           |                                                                                                                                                             |                    |                         |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------|
| Entered By:               | Ajay Sonkamble                                                                                                                                              | Entered On:        | 19-Sep-2026             |
| Recommended by:           |                                                                                                                                                             | Completion Status: | Rcc Structure Completed |
| Recommender's Comment:    |                                                                                                                                                             |                    |                         |
| Approver Name:            | Altamas Khan                                                                                                                                                | Approver ID:       | HE005741                |
| Designation:              | Technical Manager                                                                                                                                           | Approved On :      | 19-Sep-2026             |
| Approver Recommendation : | RECOMMENDED                                                                                                                                                 |                    |                         |
| Conditional Remark:       |                                                                                                                                                             |                    |                         |
| Approver's Comment:       | k for case. credit to obtain no dues from builder clearly stating that full payment is received from 1st seller to builder andthere are no dues outstanding |                    |                         |



Longitude: 72.8086263888888  
Latitude: 19.4485286111111  
Image Taken 17-SEP-2026 12:04:34

Longitude: 72.80804499999999  
Latitude: 19.448525833333335  
Image Taken 17-SEP-2026 11:59:45

# 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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