



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-156071	Application No.:	7792135086
Customer Name:	Harish Sadananda Shetty	Branch :	(10131) THANE
Product Name:	HI - RHI - Home Purchase - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Harish Sadananda Shetty	Mobile :	9920083830 9004680360

PROPERTY ADDRESS

Property Address:	Apartment No C 5/18/ 3 4 3rd Floor,Prerana Apartment Owners Association,Sector 1a, Cbd Belapur ,Navi Mumbai Taluka And Dist Thane - 400614	Location:	Kokan Bhavan		
		City:	Navi Mumbai	Pin Code	400614
		State:	Maharashtra	Country	India
Legal Address:	Apartment No. C 5/18/3 4, 3rd Floor Prerana Apartment Owners Association Sector 1a, Cbd Belapur Navi Mumbai Taluka And Dist Thane - 400614	Nearby Landmark:	Near Himalaya Apartment		
		Collateral ID:	I26NMU614-086783		

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:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	9
Green Housing:	No	Distance from City Center Km:	1.5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
3rd Floor	3	1	2	2 BHK FLAT
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Harish Sadananda Shetty	42
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	09 YEARS	Self	18

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Pragati E5/19	Himaliya Apartment	Road	Torana C5/17
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:	BUILDING COMPRISING

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	371	0	0
Super Built Up/Sellable Area	469	22200	10411800
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	10411800
% Recommended	100	Realizable Value:	10412000

Realizable Value In Words : Rupees One Crore Four Lakh Twelve Thousand

Visited By:	Patwardhan Consultants Pvt Ltd_Mumbai_Hfc	Visited on:	10-Sep-2026
Violations observed (if any):			

Remarks:	null 1.this is residential property. 2. building located in middle class area. 3.this is 2 bhk flat. 4.carpet area as per measurement 386.00 sft 5.carpet area as per index ii - 371.00 sft and 469.00 sft bua area 6. during the property visit we met harish sadanand shetty. at the property he is the applicant 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. 7. we have consider document built up area for valuation. 8. a) index ii dated 27.12.2017 between tejsavi rameshwar gupta and harish sadanand shetty having ref no. 14563/2017, issued by thane 11. b) cc having ref no. nmmc/tpo/bp-5788 dated 06.09.1996, issued by nmmc. c) allotment letter having ref no. cidco/mm/c5/op/84/5576 dated 05.03.1984, issued by cidco. d) addition and alteration plan of year 1996 for concerned premises additional bua of 5.30 smt.9. visit dated - 05.09.2026.
----------	--

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
SAVE_20260907_100556.JPG	NULL	NULL	
SAVE_20260907_100605.JPG	NULL	NULL	
SAVE_20260907_100856.JPG	NULL	NULL	
SAVE_20260907_100916.JPG			
KITCHEN (3).JPG	NULL	NULL	
SAVE_20260907_100634.JPG	NULL	NULL	
SAVE_20260907_100728.JPG	NULL	NULL	
SAVE_20260907_100737.JPG	NULL	NULL	
SAVE_20260907_100804.JPG	NULL	NULL	
SAVE_20260907_100837.JPG	NULL	NULL	
SAVE_20260907_100846.JPG	NULL	NULL	
BUILDING (12).JPG	19.026556193458593	73.03856918238994	

File Name	Latitude	Longitude	Go To Map
SAVE_20260907_100547.JPG	NULL	NULL	
SAVE_20260907_100643.JPG	NULL	NULL	
SAVE_20260907_100718.JPG	NULL	NULL	
SAVE_20260907_100746.JPG	NULL	NULL	
SAVE_20260907_100755.JPG	23.06162277777778	72.50270916666666	
SAVE_20260907_100820.JPG	NULL	NULL	

Entered By:	Patwardhan Consultants Pv Hta2023181	Entered On:	16-Sep-2026
Recommended by:	Akshay Shirsat	Completion Status:	Constructed
Recommender's Comment:	Recommending Case Bld Is 42 Years Old Self Occupied Unit Cidco Fsi Extension Plan Available Cidco Allotement Previous Owner Gummaraji Ravishankar Available		

Approver Name:	Nevil Singh	Approver ID:	HE015938
Designation:	Regional Technical Manager	Approved On :	16-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			

Approver's Comment:	ok as recommended.
---------------------	--------------------



Longitude: 73.03856918238994

Latitude: 19.026556193458593

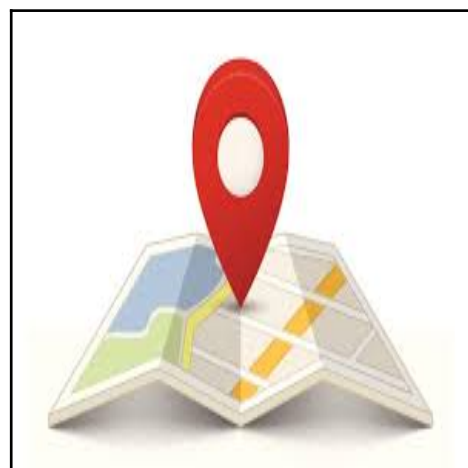
Image Taken



Longitude: 73.03856918238994

Latitude: 19.026556193458593

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.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and prevailing market rates for similar properties and on the facts and confirmation provided by the client ("Client") or his professional advisor or any other party on behalf of the Client as on date of assessment, which the Client represents to be complete and accurate in all respects. Report contains no representations or warranties of any kind. The Client should exercise appropriate due diligence with respect to the property, including approval status, legal and tax diligence, prior to taking of any decision. Compliance with statutory requirements applicable for construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any role in construction and pricing of the project / Property.

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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client. This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.