



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159407	Application No.:	77000357474
Customer Name:	Devendra Rajpal Singh	Branch :	(10136) VASAI
Product Name:	Nhl - Rnhl - Lap Residential - Bt + Top Up	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	In House
Contact Name:	Devendra Rajpal Singh	Mobile :	8779309335 9373281291

PROPERTY ADDRESS

Property Address:	Flat No 204 2nd Floor J Wing Grand Manor Chsl ,Ideal Park Mira Bhayandar Road,Deepak Hospital Lane,Mira Road East,Thane .401107	Location:	Mira Road
		City:	Thane Pin Code 401107
		State:	Maharashtra Country India
Legal Address:	Flat No 204 2nd Floor J Wing Grand Manor Chsl Ideal Park Mira Bhayandar Road Old Sno 317 New Sno 39 Hissa No 2 Deepak Hospital Lane,Mira Road East Thane .401107	Nearby Landmark:	Deepak Hospital Lane
		Collateral ID:	I26TNE107-089693

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				
Second Floor	2	1	2	1BHK
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Devendra Singh	21
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	21 YEARS	Self	39

BOUNDARIES ON SITE

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

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 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	336	0	0
Super Built Up/Sellable Area	405	12400	5022000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5022000
% Recommended	100	Realizable Value:	5022000
Realizable Value In Words : Rupees Fifty Lakh Twenty-Two Thousand			

Visited By:	Mr. Jayant Meshram	Visited on:	21-Sep-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.devendra singh at the property he is the owner 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 340sq.ft and documented area 405 sq.ft built up area. documented sbua considered for valuation sbua 405- 336sq.ft carpet area adding 20 percent loading on it report furnished on the baisis of sale deed and property tax .6. we have received property tax issued in the name of devandra rajpal singh dated on 01-04-2025 having property tax no mbmc252601819413
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Jayant Meshram	Entered On:	23-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Jitendra Patil	Approver ID:	HE006696
Designation:	Senior Product Manager	Approved On :	23-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended .		



Longitude:	72.8661480555556	Longitude:	72.8661433333333
Latitude:	19.299039722222226	Latitude:	19.29898138888889
Image Taken	21-SEP-2026 15:26:08	Image Taken	21-SEP-2026 15:19:18

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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