



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-161530	Application No.:	77000359478
Customer Name:	Rajamani Sitla Prasad Yadav	Branch :	(10027) ANDHERI JB NAGAR
Product Name:	Nhl - Micro Lap - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Rajamani Sitla Prasad Yadav	Mobile :	7028514642 8303599471

PROPERTY ADDRESS

Property Address:	Shop No A5, Ground Floor, A Wing, Bhavani Park, Sopara Vasai Link Road, Achole, Nallasopara East, Dist. Palghar. 401209.	Location:	Nallasopara (East)
		City:	Thane Pin Code 401209
		State:	Maharashtra Country India
Legal Address:	Shop No A5, Ground Floor, A Wing, Bhavani Park, Sopara Vasai Link Road, Achole, Nallasopara East, Dist. Palghar. 401209. New S No 114 Old S No 23 Of Village Achole	Nearby Landmark:	Opp Mother Mary School
		Collateral ID:	I26TNE209-089004

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	DEVELOPING AREA
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	25
Green Housing:	No	Distance from City Center Km:	1.7
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	1			SHOP
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr Rajamani Yadav	22
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	21 YEARS	Self	38

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	Sopara Vasai Link Road	B Wing	Road	Internal Road
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

null

Land/Build up/Saleable Rate

null

Constructed Area:

118

Constructed Rate :

9132

Total Value ₹:

1077576

Floorwise Usage:

GROUND FLOOR

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	98	0	0
Super Built Up/Sellable Area	157	16600	2606200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2606200
% Recommended	100	Realizable Value:	2606000

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

Visited By:

Vertex Business Solutions Pvt Ltd._Hfc

Visited on:

21-Sep-2026

Violations observed (if any):

Remarks:

null | this is commercial property. building is well maintained and located in middle class area. this is shop located on ground floor of the building. during property visit we met mr rajmani yadav at the property he is the applicant his contact no is 7028514642 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 98 sq ft. documented area - bua 157 sq ft. approved plan not provided.carpet area has been considered for valuation as per measurement sbua considered as mentioned in registered agreement . society name board not available at site name of the owner as per agreement is mr rajmani yadav. date of visit- 19/09/2026 we have reffered the agrement ref no 7394 2003 vasai 3 dated 17 11 2003 between ms dharma builders developers and mr rajmani yadav tax receipt issued by vvmc in name of mr rajmani yadav shop no 5 for period 01/04/2025 to 31/03/2026 property no ac24/462/8

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-19 AT 11.37.29 AM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-19 AT 11.37.29 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-19 AT 11.37.35 AM (2).JPEG	NULL	NULL	
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File Name	Latitude	Longitude	Go To Map
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WHATSAPP IMAGE 2026-09-19 AT 11.37.38 AM (2).JPG	18.651666666666664	73.87555555555555	

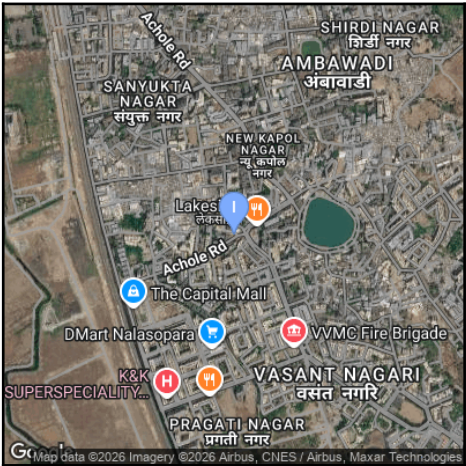
Entered By:	Vertex Business Solutions	Entered On:	22-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Sai Narkar	Approver ID:	HE005884
Designation:	Technical Manager	Approved On :	22-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended.		



Longitude: 72.82559499999999
Latitude: 19.409672999999998
Image Taken



Longitude: 72.82559499999999
Latitude: 19.409672999999998
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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