



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152408	Application No.:	77000344816
Customer Name:	Digambar Magan Chavan	Branch :	(10136) VASAI
Product Name:	HI - Prime HI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Digambar Magan Chavan	Mobile :	7756940102 6393959122

PROPERTY ADDRESS

Property Address:	Flat No. 603, 6th Floor, A Wing, Tower No. 01,,Sai Ratna Tower, Near Radiant Hospital,,Manvel Pada Road, Virar (East), 401305	Location:	Virar East
		City:	Thane Pin Code 401305
		State:	Maharashtra Country India
Legal Address:	Flat No. 603, 6th Floor, A Wing, Tower No. 01, Sai Ratna Tower Chsl, S No. 24, 241, H.No. 3 (Pt), 05, Village Virar, Taluka Vasai, District Palghar, Virar (East), 401305	Nearby Landmark:	Near Radiant Hospital
		Collateral ID:	I26TNE305-083835

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	66
Green Housing:	No	Distance from City Center Km:	1
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
6th Floor	3	1	2	02 BHK
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Rajendra Ramkrishna Deodhar	11
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2016	Seller	49

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Tower No 02	Off Link Road	Radiant Hospital	Gurukul Pride International
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:	GROUND/STILT PLUS 7TH

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	621	0	0
Super Built Up/Sellable Area	932	6750	6291000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6291000
% Recommended	100	Realizable Value:	6291000

Realizable Value In Words : Rupees Sixty-Two Lakh Ninety-One Thousand

Visited By:	Vds Advisory Sangoi_Hfc	Visited on:	05-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1. sale agreement for flat no. 603 in between 1) m/s. anirudhaya enterprises (builders) and 1) mrs. akshata rajendar deodhar (purchasers), 2. cc for residential building no. 01 of wing a and b on comprising ground (pt) plus stilt (pt) plus 7th upper floor, on plot bearing s no. 24, 241, h.no. 3 (pt), 05, village virar, 3. part oc for residential building no. 01 of wing a and b on comprising ground plus 7th upper floor, on plot bearing s no. 24, 241, h. no. 3 (pt), 05, village virar, 4. as per the sale agreement, built up area is 745 sq. ft. (i.e. effective carpet area 745/1.2 is 621 sq. ft.). 5. it is 02 bhk flat having carpet area is 495 sq. ft. with balcony area 75 sq. ft. as per measurements. 6. for valuation, we have considered area as per sale agreement (i.e. 621 sq. ft). 7. we have considered loading of 50 percent on carpet area for arriving at super built-up area. 8. carpet area consists of living room, kitchen, 2 toilets, 02 bedroom and room passage. 9. the society ownership name board is showing name of mrs. akshata b. deodhar. 10 this report is accomplished basis of site visit, sale agreement, copy of cc and copy of oc. 11. during property visit mr rajendra ramkrishna deodhar (8652209474) who is seller spouse, and it was clearly explained to him that property visit has been done for valuation purpose on behalf of icici hfc 12. we have visited on 5-09-2026		

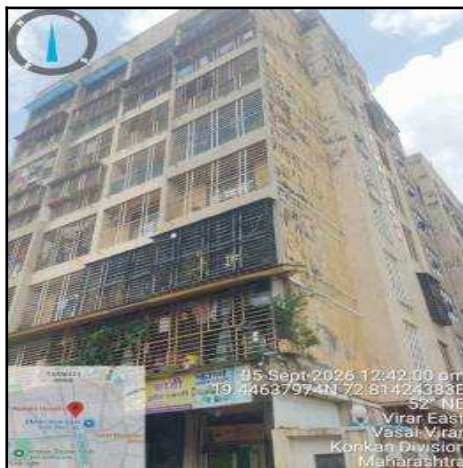
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Entered By:	Vds Advisory Sangoi	Entered On:	08-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Altamas Khan	Approver ID:	HE005741
Designation:	Technical Manager	Approved On :	08-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for case .value inline with market pricings		



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DECLARATION

I/We hereby 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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