



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-146518	Application No.:	77000303773
Customer Name:	Pramod Prem Shrivastav	Branch :	(10027) ANDHERI JB NAGAR
Product Name:	HI - Prime HI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Pramod Prem Shrivastav	Mobile :	9920066301 8303599471

PROPERTY ADDRESS

Property Address:	Flat No. 170, 02nd Floor, Building No. 09,,Jai Shastri Nagar Chsl, Mulund Colony,Guru Gobindsingh Road, Mulund West, Mumbai,400082	Location:	Mulund Colony		
		City:	Mumbai	Pin Code	400082
		State:	Maharashtra	Country	India
Legal Address:	Flat No. 170, 02nd Floor, Building No. 09, Jai Shastri Nagar Chsl, Plot No. B2, Survey No. 146 Pt, Cts No. 260a Of Village Nahur, Guru Gobindsingh Road, Mulund Colony, Mulund West, Mumbai 400082	Nearby Landmark:	Near Billabong High School		
		Collateral ID:	I26MUM082-079375		

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	15
Green Housing:	No	Distance from City Center Km:	4
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	01BHK
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	53
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	07

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Building No. 10	Building No. 8	Open Space	Access Road
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 PLUS 04

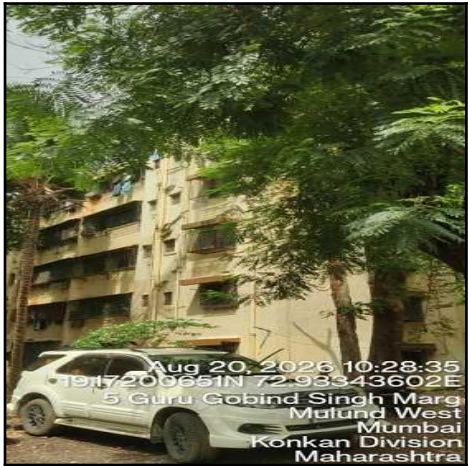
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	400	0	0
Super Built Up/Sellable Area	500	14000	7000000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	7000000
% Recommended	100	Realizable Value:	7000000

Realizable Value In Words : Rupees Seventy Lakh

Visited By:	Miss. Aishwarya Kanyalkar	Visited on:	25-Aug-2026
Violations observed (if any):			
Remarks:	null 1. reg. agreement made between mr. shankar dattatray joshi and mr. anand k. rao dated 10/08/2002 reg.no. 6187/2002 sro kurla 02. 2. property tax issued by mcgm no.tx0507990090000 dated01/09/2021 on the name of secretary jai shastri nagar chsl 3. documented area is ca 400 sqft 4. measured area is 427 sqft. 5. valuation considered on documented area with loading of 25 pc 6. society is registered. 7. occupancy in the building is good. 8. date of visit 20/08/26		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
TIMEPHOTO_20260820_102836.JPG	18.508539194444445	73.85736844444443	
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Entered By:	Aishwarya Kanyalkar	Entered On:	25-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Palas Banarsi	Approver ID:	HE012997
Designation:	Regional Technical Manager	Approved On :	25-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude:	72.93343583333333	Longitude:	72.93324750000001
Latitude:	19.17200638888889	Latitude:	19.17201916666667
Image Taken	20-AUG-2026 10:28:35	Image Taken	20-AUG-2026 10:32:42

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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