



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152250	Application No.:	77000348764
Customer Name:	Ashish Kumar Rakesh Kumar Yadav	Branch :	(10136) VASAI
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Ashish Kumar Rakesh Kumar Yadav	Mobile :	7051203094 8957769474

PROPERTY ADDRESS

Property Address:	Flat No 806 8th Floor A Wing Lwc Building No 2 Av,Av Crystal Tower Yashwant Smart City,Village Gokhiware Vasai East Tal Vasai Dist,Palghar 401208	Location:	Vasai Road (East)
		City:	Thane Pin Code 401208
		State:	Maharashtra Country India
Legal Address:	Flat No 806 8th Floor A Wing Lwc Building No 2 Av Crystal Tower Chsl Yashwant Smart City S No 62 H No 1 S No 63 H No 2/1 S No 64 H No 3 Village Gokhiware Vasai East Tal Vasai Dist Palghar 401208	Nearby Landmark:	Near Frenny Platinum Tower
		Collateral ID:	I26TNE208-084639

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVAILABLE
No of Floors:	9	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	5
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
null				
null				
null				
Flat No 806 8th	2	1	2	01 BHK
null				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	4
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	56

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed				
Actual on Site	Open Plot	Sunshine Sapphire Building	Open Plot	Road
Boundary	Yes			

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 9TH

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	319	0	0
Super Built Up/Sellable Area	479	6300	3017700
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3017700
% Recommended	100	Realizable Value:	3018000
Realizable Value In Words : Rupees Thirty Lakh Eighteen Thousand			

Visited By:	Mr. Siddhesh Sagvekar	Visited on:	07-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1.said case is a resale case. 2 said property is residential flat and structure is ground stilt plus 9 upper floors. 3 reg agreement for sale made between mr kirti umesh gandbhir and mrs shailaja umesh gandbhir and mr amiruddin anwaruddin shaikh of dated 18/04/2024 4.property tax provided in the name of kirti umesh gandbhir , property no. gk03/13800/62 year 2026-27 5 agreement carpet area is 327 sqft and approved plan carpet area is 319 sqft and measured ca 300 sqft plus 49 sqft balcony area. 6 plan carpet area is considered for valuation with suitable loading factor i.e ca x 1.50 and valuation updated on lump sum basis.7 mr amir met on site and it was clearly mentioned to him that said verification is done for valuation purpose against loan proposal received at icici hfc for which said property would be treated as security. 8. latitude and longitude of property is 19.39579780,72.85148768		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

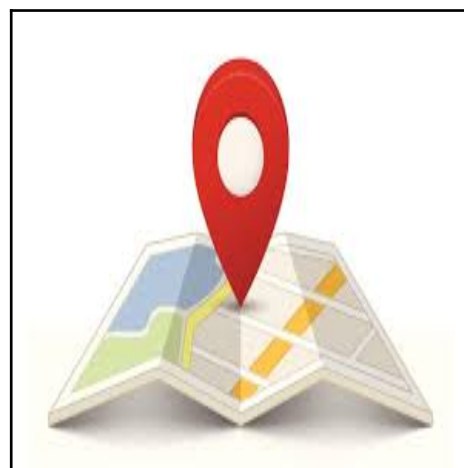
Entered By:	Siddhesh Sagvekar	Entered On:	10-Sep-2026
Recommended by:		Completion Status:	Rcc Structure Completed
Recommender's Comment:			
Approver Name:	Pramod Naik	Approver ID:	HE015847
Designation:	Regional Technical Manager	Approved On :	10-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended.		



Longitude: 72.8511080555556
Latitude: 19.3957036111111
Image Taken 07-SEP-2026 12:54:41



Longitude: 72.8548561111111
Latitude: 19.3945786111111
Image Taken 07-SEP-2026 12:50:33



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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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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