



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-156987	Application No.:	7792124086
Customer Name:	Sohal Navinchandra Gala	Branch :	(10131) THANE
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Sohal Navinchandra Gala	Mobile :	9768883096 8286872021

PROPERTY ADDRESS

Property Address:	Flat No. 502, 5th Floor, B-Wing, Manas Residency B,Chsl, Cts No.15, Village-Panchpakhadi, Thane West,400602.	Location:	Nanpada
		City:	Thane Pin Code 400602
		State:	Maharashtra Country India
Legal Address:	Flat No. 502, 5th Floor, B-Wing, Manas Residency B Chsl, Cts No.15, Tika No 15 Village-Panchpakhadi, Thane West-400602.	Nearby Landmark:	Near.Teen Petrol Pump
		Collateral ID:	I26TNE602-090654

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	10	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:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
5th Floor	3	1	1	2 BHK FLAT
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	15
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	45

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	A-Wing	Petrol Pump	Internal Road	Building
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 10TH

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	473	0	0
Super Built Up/Sellable Area	710	12200	8662000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	8662000
% Recommended	100	Realizable Value:	8662000

Realizable Value In Words : Rupees Eighty-Six Lakh Sixty-Two Thousand

Visited By:

R D Varadkar_Hfc

Visited on:

15-Sep-2026

Violations observed (if any):

Na

Remarks:

null | 1) this is residential property this is rcc gr plus 10th floor rcc framed structure with lift. building is located in middle class area building is 15 years old residual age of 45 years can be considered subject to proper and periodical maintenance.3) this is residential flat located on 5th floor of the building. documents verified a) deed of rectification copy between- m/s. pooja and pooja associated and mr.jayeh bhimshi boricha dated- 31.03.2021. issued by- thane-5,b) c.c no.vp/94/115/tmc/tdd/1956 copy provided. dated- 20.02.2002. issued by-tmc. c) tax receipt- tmc242502000257 copy provided. dated-01.04.2024. issued by- tmc in the name of s b upadhyaya hira narewsh bhat. d) approved plan v.p no s4/115 tmc/t.d.d.p/tps2132 dated 23/08/2004 issue by -tmc e) internal renovation work in progress. 4) as per the onsite measurement is 508 sqft and the documented carpet area is 506 sqft. and approved plan carpet area 473 sq.ft as per approved plan is consider for valuation. and loding 50pc applied on it. 6) during property visit mr. sohal gala (self) met at site and customer contact number is 9768883096. it was clearly explained to applicant and that the property visit is being done for the purpose of valuation in relation with the loan proposal with icici for which the property would be treated as a security. 7) as per the site inspection and the available floor plan, flat no. 502 is observed to be the 2nd flat in the clockwise direction. however, as per the available plan, the same flat is numbered as flat no. 4. hence, clarification regarding the flat numbering is required. icici hfc is requested to verify and confirm the same before considering the valuation.7) our ref no is.18221.

OMNI DOCS FILES			
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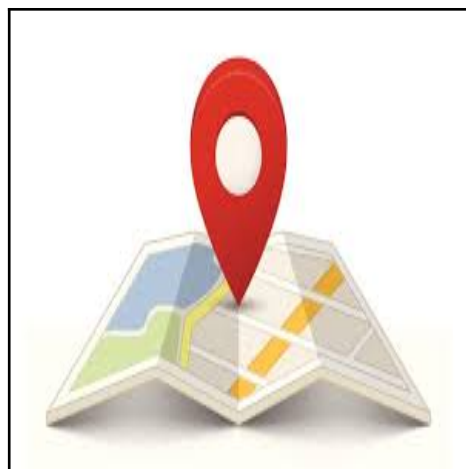
Entered By:	R D Varadkar Varadkar	Entered On:	25-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Akshay Shirsat	Approver ID:	HE011169
Designation:	Technical Manager	Approved On :	25-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved plan available. plan area consider for valuation tax copy availabel unit is vacant.after society registration flat numbering changes hence mis match with plan clarification letter regarding flat numbering to be taken		



Longitude: 73.13756666666667
Latitude: 19.220988888888886
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Longitude: 73.13756666666667
Latitude: 19.220988888888886
Image Taken 15-SEP-2026 14:58:45



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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