



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-141091	Application No.:	77000318092
Customer Name:	Aditi Tiwari	Branch :	(10136) VASAI
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Aditi Tiwari	Mobile :	9920821922 9139542060

PROPERTY ADDRESS

Property Address:	Flat No 104, 1st Floor, C Wing, Govinda Park Chsl., Bldg No 01, Near Yashwant Gaurav, Nallasopara West, Dist. Palghar 401203	Location:	Sopara
		City:	Thane Pin Code 401203
		State:	Maharashtra Country India
Legal Address:	Flat No 104, 1st Floor, C Wing, Govinda Park Chsl, Bldg No 01, Near Yashwant Gaurav, S No 242 Of Village Nilemore Nallasopara West Dist. Palghar 401203	Nearby Landmark:	Near Yashwant Gaurav
		Collateral ID:	I26TNE203-078119

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPING AREA
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	25
Green Housing:	No	Distance from City Center Km:	2.5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
Ground Floor				
First Floor	2	1	1	1 BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	09
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	51

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	Krishna Horizon	Bldg	Open Place	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	null	Land/Build up/Saleable Rate	null
Constructed Area:	336	Constructed Rate :	5630
Total Value ₹:	1891680	Floorwise Usage:	GROUND FLOOR

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	280	0	0
Super Built Up/Sellable Area	503	6300	3168900
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3168900
% Recommended	100	Realizable Value:	3169000
Realizable Value In Words : Rupees Thirty-One Lakh Sixty-Nine Thousand			

Visited By:	Vertex Business Solutions Pvt Ltd._Hfc	Visited on:	21-Aug-2026
Violations observed (if any):			

Remarks:

null | this is residential property. building is well maintained and located in middle class area. this is 1 bhk flat located on 1st floor of the building. during property visit we met mr ajay at the property he is the agent his contact no is 8286219714 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 280 sq ft and 240 sq ft terrace area. documented area - ca 280 sq ft and 250 sq ft terrace area approved plan area 227 sq ft wo bal 242 sq ft with bal. carpet area has been considered for valuation as per agreement sbua 503 sq.ft including 83 sq ft terrace 33 percent of total terrace carpet x 50 percent. as per the society name board the owner of the property is mr vinod yadav date of visit- 19/08/2026 we have referred the agreement ref no 2217/2018 vasai 4 dated 16/03/2018 bw ms govinda const. and vinod yadav madhuri yadav cc issued by vvmc ref no vvmc tp rdp vp 0067 0292 2014 15 dated 31/01/2014 issued for g 9 upper floors approved plan issued by vvmc ref no vvmc tp amend vp 0067 0292 2014 15 dated 31/01/2014 issued for g 9 upper floors.

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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File Name	Latitude	Longitude	Go To Map
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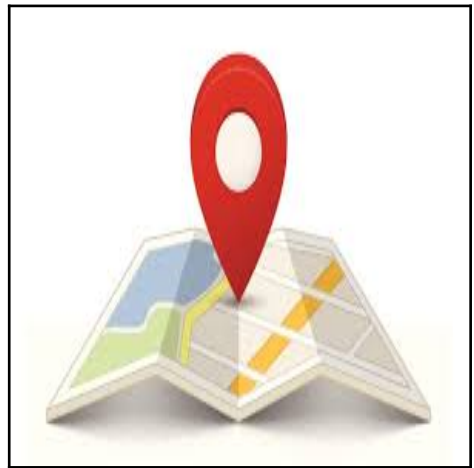
Entered By:	Vertex Business Solutions	Entered On:	22-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Altamas Khan	Approver ID:	HE005741
Designation:	Technical Manager	Approved On :	22-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for case .value inline with market pricings		



Longitude: 72.81178167000103
Latitude: 19.431753330023994
Image Taken



Longitude: 72.81178167000103
Latitude: 19.431753330023994
Image Taken



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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