


Asset Valuation
INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-154894	Application No.:	77000346596
Customer Name:	Rupesh Sanjay Sagare	Branch :	(10131) THANE
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Rupesh Sanjay Sagare	Mobile :	9833343020 7718071444

PROPERTY ADDRESS

Property Address:	Flat No 1404 14th Floor, Vls Green Vista,,Kannamwar Nagar, Vikhroli (East),Mumbai 400083	Location:	Vikhroli (East)
		City:	Mumbai Pin Code 400083
		State:	Maharashtra Country India
Legal Address:	Flat No 1404, 14th Floor, Vls Green Vista, Survey No. 113 (Part), C.T.S. No.356 (Part) Of Village Hariyali, Kannamwar Nagar, Vikhroli (East), Mumbai 400083	Nearby Landmark:	Near Chatrapati Sambhaji Maidaan
		Collateral ID:	126MUM083-084107

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	23	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	8
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
Ground Floor				
First Floor				
Second Floor				
14th Floor	3	1	2	2BHK
Other2				

Structure

Rcc Structure

Occupancy Status

Vacant

Occupied By

Vacant

Apprx. Property Age
(For Home Improvement/ Home)

08

Maintenance Level

Good

Occupied Since

NA

Relationship of Occupant

Vacant

Residual Age Of Property

52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Under Construction Building	Olympus Building 15	Chaitravan Society	Road No 2
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 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:	STILT PLUS 01 TO 23

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	583	0	0
Super Built Up/Sellable Area	845	15000	12675000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	12675000
% Recommended	100	Realizable Value:	12675000
Realizable Value In Words : Rupees One Crore Twenty-Six Lakh Seventy-Five Thousand			

Visited By: Valsight Advisors Private Limited_Hfc
 Violations observed (if any): Na

Visited on: 08-Sep-2026

Remarks: null | 1 the development and surrounding locality is good 2 we have received regd agreement and oc for reference 3 agreement for sale made between ms vaibhav laxmi buikders and developers (seller) and mr hrshiesh madhukar shisupad (purchaser) with 4069/2014 dtd on 13/05/2014 at sro kurla 4 4 oc issued by mhada with ref no mh/ee/bp/gm/mhada - 9/115/2018 dtd on 23/01/2018 for stilt plus 01 to 21 floors 5 during the site visit mr rupesth was met at site 6 it was clearly informed to him that the property visit was conducted for valuation purposes on behalf of icici home finance 7 as per measured area of the flat is 555 sqft and as per documents the ca is 583 sqft same considered for valuation with 45 percent loading 8 draft agreement made between mr. rajeshkumar pannalal gupta and mrs. pallavi rajeshkumar gupta (seller) and mr. rupesth sanjay sagare and mrs. shraddha sanjay sagare (purchaser)

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By: Valsight Advisors Private
Recommended by: Akshay Shirsat
Recommender's Comment: Recommending Resale Case Oc Received Valid Upto 21st Floor Unit Is Vacant

Entered On: 08-Sep-2026
Completion Status: Constructed

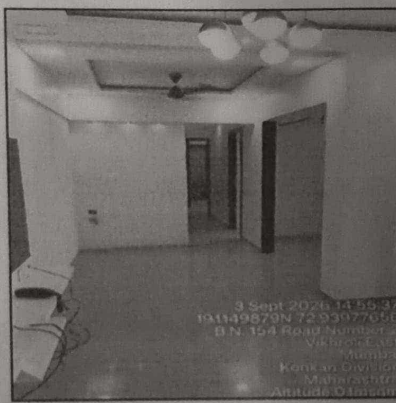
Approver Name: Nevil Singh
Designation: Regional Technical Manager
Approver Recommendation: RECOMMENDED
Conditional Remark:

Approver ID: HE015938
Approved On: 08-Sep-2026

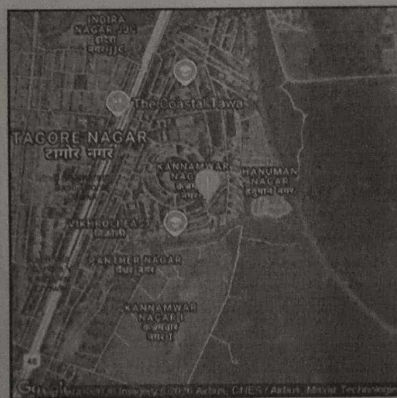
Approver's Comment: ok as recommended.



Longitude: 72.9400261509457
Latitude: 19.115120666666667
Image Taken



Longitude: 72.9400261509457
Latitude: 19.115120666666667
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.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and prevailing market rates for similar properties and on the facts and confirmation provided by the client ("Client") or his professional advisor or any other party on behalf of the Client as on date of assessment, which the Client represents to be complete and accurate in all respects. Report contains no representations or warranties of any kind. The Client should exercise appropriate due diligence with respect to the property, including approval status, legal and tax diligence, prior to taking of any decision. Compliance with statutory requirements applicable for construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any role in construction and pricing of the project / Property.

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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client. This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.