



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-146393	Application No.:	77000341478
Customer Name:	Keshav Deepak Jha	Branch :	(10027) ANDHERI JB NAGAR
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Keshav Deepak Jha	Mobile :	9137889479 8268632162

PROPERTY ADDRESS

Property Address:	Flat No 304 3rd Floor Society Known As ,Om Shree Ganesh Krupa Chsl,Navghar Road, Bhayandar East,Thane 401105	Location:	Bhayandar East
		City:	Thane Pin Code 401105
		State:	Maharashtra Country India
Legal Address:	Flat No 304 3rd Floor Society Known As Om Shree Ganesh Krupa Chsl Old Sno 174 New Sno 45 Hissa No 9 Pt Navghar Road, Bhayandar East,Thane 401105	Nearby Landmark:	Navghar Road
		Collateral ID:	I26TNE105-084463

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	1
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	5
Green Housing:	No	Distance from City Center Km:	2
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
3rd Floor	3	1	2	1BHK CONVERTED INTO 2BHK
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Jitendra Roy	30
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	5 YEARS	Seller	30

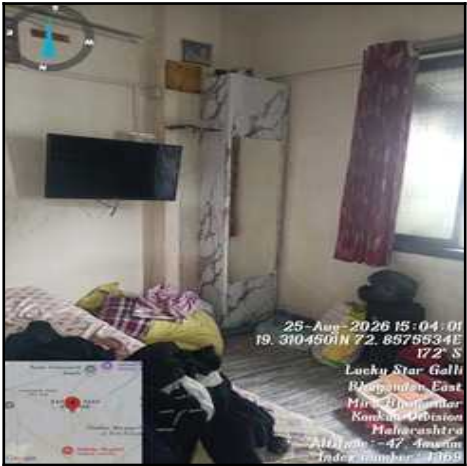
BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Building	Building	Road	Building
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 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 3
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	480	12000	5760000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5760000
% Recommended	100	Realizable Value:	5760000
Realizable Value In Words : Rupees Fifty-Seven Lakh Sixty Thousand			

Visited By:	Mr. Jayant Meshram	Visited on:	25-Aug-2026
Violations observed (if any):	Na		
Remarks:	null 1.this is residential property 2.building located in middle class area. 3.this is converted 2bhk flat.4.during the property visit we met mr. jitendra roy at the property he is the seller of that property it was clearly explained to him that property visit is done for valuation purposein reletion with loan proposal with icici hfc for which the property would be treated as a security.carpet area as measurement is 450sq.ft and documented area 480sq.ft built up area. documented sbua considered for valuation sbua 480- 400sq.ftcarpet area adding 20 percent loading on it report furnished on the baisis of saledeed and property tax .6. we have received property tax issued in the name of cnseshakumari dated on 01-06-2026 having property tax no mbmc262701311230		
OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Jayant Meshram	Entered On:	09-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Sai Narkar	Approver ID:	HE005884
Designation:	Technical Manager	Approved On :	09-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended.		



Longitude: 72.85769972222222
Latitude: 19.310447222222223
Image Taken 25-AUG-2026 15:09:00

Longitude: 72.85755333333333
Latitude: 19.31045
Image Taken 25-AUG-2026 15:04:01

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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