



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-125437	Application No.:	77000314808
Customer Name:	Amit Hiralal Patel	Branch :	(10836) MUMBAI- MALAD WEST-B
Product Name:	Nhl - Rnhl - Lap Residential - Top Up For Existing	BSM/RM Name:	Los_Channel
Loan Property Type:	RENTED	Visited User Type:	Technical Agency
Contact Name:	Amit Hiralal Patel	Mobile :	9820520089 9768583944

PROPERTY ADDRESS

Property Address:	Flat No. 904, 9th Floor, B Wing,Hiranmay Niwas Co-Operative Housing Society,,Dattapada Road, Khaneri, Borivali East-400066	Location:	Borivali (E)		
		City:	Mumbai	Pin Code	400066
		State:	Maharashtra	Country	India
Legal Address:	Flat No. 904, 9th Floor, B Wing, Hiranmay Niwas Co-Operative Housing Society, Plot No.5, Cts No. 290/9, Village Kanheri, Taluka Borivali, District Mumbai Suburban 400066	Nearby Landmark:	Behind Hdfc Bank, Datta Pada Road ,		
		Collateral ID:	I26MUM066-070134		

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	7
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
First Floor				
Second Floor				
9th Floor	3	1	2	2 BHK
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Entirely By Tenants	2
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	01 YEARS	Mr. Pramit Parikh	58

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Cts No. 292, Road	5.5 Mt. Road	Hdfc Bank Building	Cts No. 293/294
Actual on Site	Internal Road	Internal Road	Kundan Building	Samarpan Palace
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:	STILT PLUS 1ST TO 9TH

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	636	0	0
Super Built Up/Sellable Area	954	17000	16218000
Other 1	1	1000000	1000000
Other 2	1	0	0
% Completion	100	TOTAL	17218000
% Recommended	100	Realizable Value:	17218000

Realizable Value In Words : Rupees One Crore Seventy-Two Lakh Eighteen Thousand

Visited By:	Vds Advisory Sangoi_Hfc	Visited on:	24-Jul-2026
Violations observed (if any):	Na		

Remarks:	null 1. the agreement is made for flat no. 904 between m/s. samarpan homes and developers (the promoter) and mr. amit hiralal patel (the purchaser) 2. the full development work of resi plus comm building comprising of wing b (stilt plus 1st to 9th upper floors) for residential use on cts no. 290/8 and 290/9, 3. as per sale agreement, carpet area is 636 sq.ft. (i.e 59.10 sq. mt.) 4. it is 02 bhk flat having carpet area is 595 sq. ft as per measurement. 5. for valuation, we have considered carpet area as per sale agreement. (636 sq. ft) 6. we have considered loading of 50 percentage on carpet area for arriving at super built-up area.7. during property visit met ms. deepa (contact no. not given) who is tenant and it was clearly explained 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 a security. 8. this report is accomplished basis of site visit, sale agreement and oc copy 9. the society ownership name board is showing name of mr. amit h. patel.10. said project is rera registered vide certificate no. p51800050518 valid upto 26/01/2025 11. the developer name is m/s. samarpan homes developers 12. we have visited on 24-07-2026.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
TIMEPHOTO_20260724_150549.JPG	NULL	NULL	
TIMEPHOTO_20260724_150543.JPG	NULL	NULL	
TIMEPHOTO_20260724_150535.JPG	NULL	NULL	
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TIMEPHOTO_20260724_150516.JPG	NULL	NULL	
TIMEPHOTO_20260724_150513.JPG	14.461481388888888	80.011065	

Entered By:	Vds Advisory Sangoi	Entered On:	28-Jul-2026
Recommended by:	Sai Narkar	Completion Status:	Constructed
Recommender's Comment:	Recommending Internal Top Up Case For Approval.		
Approver Name:	Pramod Naik	Approver ID:	HE015847
Designation:	Regional Technical Manager	Approved On :	29-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended. internal top up case .		



Longitude: 72.85888261997405
Latitude: 19.22378645004923
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Longitude: 72.85888261997405
Latitude: 19.22378645004923
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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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