



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159770	Application No.:	77000357662
Customer Name:	Sandeep Gangadhar Nikam	Branch :	(10836) MUMBAI- MALAD WEST-B
Product Name:	HI - Rhl - Home Purchase - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Sandeep Gangadhar Nikam	Mobile :	7900117244 7208687886

PROPERTY ADDRESS

Property Address:	Room No. C/8 Plot No. 510,Punnyai Chsl, Rsc Road No. 44, Near Oxford School,Charkop Sector 5, Kandivali (W) ,Mumbai - 400067	Location:	Kandivali (W)		
		City:	Mumbai	Pin Code	400067
		State:	Maharashtra	Country	India
Legal Address:	Room No. C/8, Plot No. 510, Charkop (1) Punnyai Chsl, Cts No. 1c-1/1/510 Of Village Kandivali, Rsc No. 44, Near Oxford School, Charkop Sector No.5, Kandivali (West), Mumbai - 400067.	Nearby Landmark:	Near Oxford School		
		Collateral ID:	I26MUM067-090966		

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Developed
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	25
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	1	1	1	1RK
First Floor	2		1	2 ROOM
Terrace	1			
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Sandeep Nikam	38
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2	Self	22

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Trimurti (Plot No. 509)	Breeze (Manav Chsl)	Internal Road	Rsc Road Number 44
Boundary	Yes			

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 ONE PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	269	0	0
Super Built Up/Sellable Area	323	26500	8559500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	8559500
% Recommended	100	Realizable Value:	8560000

Realizable Value In Words : Rupees Eighty-Five Lakh Sixty Thousand

Visited By:	Mr. Sanket Naik	Visited on:	24-Sep-2026
Violations observed (if any):			
Remarks:	null 1.this is residential property 2.mhada row house is well maintained and located in middle class area.3.this is ground plus one plus terrace row house .4 during the property visit we met mr sandeep nikam at the property he is the owner of row house. 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. total carpet area as measurement is 748 sq.ft and documented area 323 sq.ft built up area.documented sbua considered for valuation sbua 323- 269 sq.ft carpet area adding 20 percent loading on it.. report furnished on the baisis of sale agreement allotment letter and property tax. property tax no.rc0126412650000 of dated 01/04/1989. lat - 191305.9n long - 724937.5e		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Sanket Naik	Entered On:	25-Sep-2026
Recommended by:		Completion Status:	Rcc Structure Completed
Recommender's Comment:			
Approver Name:	Sai Narkar	Approver ID:	HE005884
Designation:	Technical Manager	Approved On :	25-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended.		



Longitude:

Latitude:

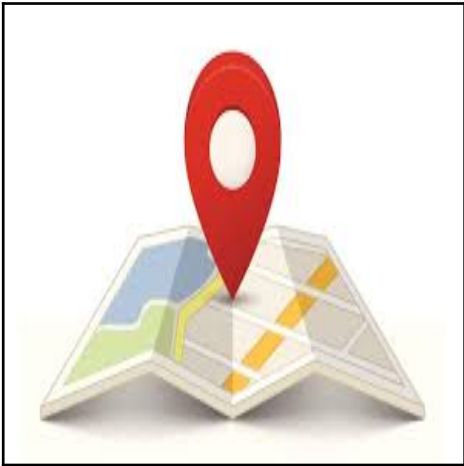
Image Taken



Longitude:

Latitude:

Image Taken



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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