



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-162691	Application No.:	77000355892
Customer Name:	Nilesh Shashikant Mandavkar	Branch :	(10836) MUMBAI- MALAD WEST-B
Product Name:	HI - Prime HI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Nilesh Shashikant Mandavkar	Mobile :	9967971129 9619006839

PROPERTY ADDRESS

Property Address:	Flat No 802 8th Floor C Wing Narayan Heights,Yashwant Gaurav Village Nilemore Nallasopara West,Taluka Vasai District Palghar 401203	Location:	Sopara
		City:	Thane Pin Code 401203
		State:	Maharashtra Country India
Legal Address:	Flat No 802 8th Floor C Wing Narayan Heights Yashwant Gaurav S No 211 203 H No 7 6 Village Nilemore Nallasopara West Taluka Vasai District Palghar 401203	Nearby Landmark:	Yashwant Gaurav
		Collateral ID:	I26TNE203-090707

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVAILABLE
No of Floors:	14	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	9
Green Housing:	No	Distance from City Center Km:	2.8
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Flat No 802 8th	2	1	1	01BHK FLAT
null				
null				
null				
null				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Jaswant Singh	1
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	05 MONTHS	Tenant Occupied	59

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed				
Actual on Site	Internal Road	Open Plot	Open Plot	Open Plot
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 45 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	2

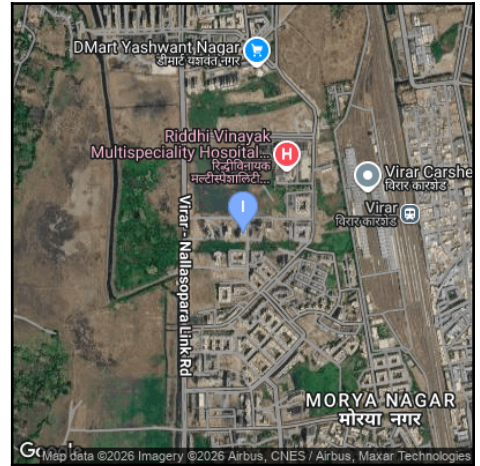
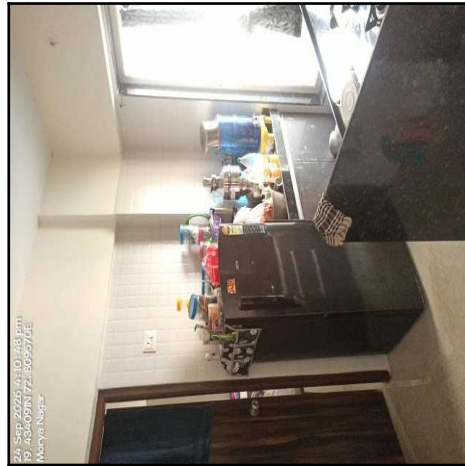
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GR PLUS 14 FLOORS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	338	0	0
Super Built Up/Sellable Area	507	7000	3549000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3549000
% Recommended	100	Realizable Value:	3549000
Realizable Value In Words : Rupees Thirty-Five Lakh Forty-Nine Thousand			

Visited By:	Mr. Siddhesh Sagvekar	Visited on:	24-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1.said case is a resale case. 2.said property is residential and structure is gr plus 14 upper floors residential without lift 3.draft agreement available in between mr arun vastaram patel mr. Nilesh Shashikant Mandavkar 4.reg agreement available in between m/s n s realty and mr arun vastaram patel ref no 21139/2025 dated 28/11/2025 Vasai 5.vvcmc approved cc available ref no vvcmtcp/rdp/vp0111/203/2022-23 dated 21/07/2022 6.vvcmc approved plan available ref no vvcmt/tp/amend/vp0111/67/2023-24 dated 21/07/2023 7.ca as per agreement is 338 sqft and as per measured is 338 sqft and as per approved plan is not legible. agreement carpet area considered for valuation with suitable loading factor i.e ca x 1.5 sqft and valuation updated on lump sum basis 8.akash pawar met on site and clearly mentioned 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 security 9.subject project is apf with icici hfc apf no is plg/25/488 10.building has 50 to 60 percent occupancy		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Siddhesh Sagvekar	Entered On:	25-Sep-2026
Recommended by:		Completion Status:	Rcc Structure Completed
Recommender's Comment:			
Approver Name:	Altamas Khan	Approver ID:	HE005741
Designation:	Technical Manager	Approved On :	25-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for case .value inline with market pricings		



Longitude: 72.80966583333333
Latitude: 19.433858333333333
Image Taken 24-SEP-2026 16:22:36

Longitude: 72.80956972222222
Latitude: 19.434090555555557
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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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