



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-125019	Application No.:	77000320454
Customer Name:	Manali Ashaly Furtado	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:	Manali Ashaly Furtado	Mobile :	9890360028 9987974174

PROPERTY ADDRESS

Property Address:	Flat No 307 3rd Floor A Wing Shribhav Chsl Vishal,Nagar Ambadi Road Village Diwanman Vasai West,Taluka Vasai District Palghar 401202	Location:	Vasai Road (W)
		City:	Thane Pin Code 401202
		State:	Maharashtra Country India
Legal Address:	Flat No 307 3rd Floor A Wing Shribhav Chsl Vishal Nagar Ambadi Road S No 19 25 26 30 Village Diwanman Vasai West Taluka Vasai District Palghar 401202	Nearby Landmark:	Vishal Nagar
		Collateral ID:	I26TNE202-079018

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVAILABLE
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	1
Green Housing:	No	Distance from City Center Km:	1.1
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Flat No 307 3rd	3	1	1	02BHK FLAT
null				
null				
null				
null				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	37
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	23

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed				
Actual on Site	Mausam Cooperative Housing	Internal Road	Shashtri Nagar Park	Soni Apartment
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:	GR PLUS 03 FLOORS

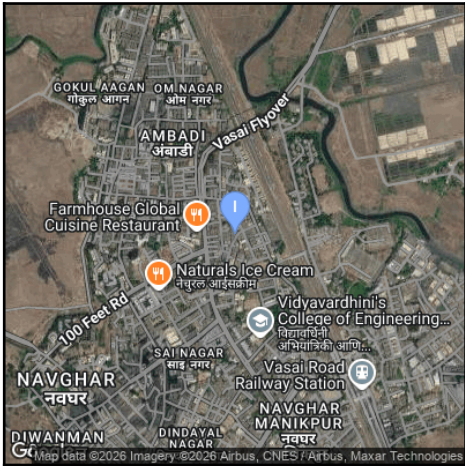
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	508	0	0
Super Built Up/Sellable Area	686	7500	5145000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5145000
% Recommended	100	Realizable Value:	5145000

Realizable Value In Words : Rupees Fifty-One Lakh Forty-Five Thousand

Visited By:	Mr. Siddhesh Sagvekar	Visited on:	28-Jul-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 03 upper floors residential without lift 3.reg agreement available in between mrs krishna devi kapoor and mr sridhar d salian ref no 3946/1995 dated 01/09/1995 vasai 1 4.self declaration available in the name of mrs janki shridhar salian whhich is stated as mr shridhar salian has left behind mrs janki salian as legal heir 5.share certificate available in the name of mrs janki s salian 6.vvcmc property tax available in the name of janki s salian ref no vn30/17366 year 2026-27 7.ca as per agreement is 508 sqft and as per measured is 495 sqft. agreement carpet area considered for valuation with sutaible loading factor i.e ca x 1.35 sqft and valuation updated on lump sum basis 8.mr bhushan chavhan 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		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

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



Longitude: 72.8273025
Latitude: 19.387591666666665
Image Taken 28-JUL-2026 14:00:29

Longitude: 72.82779805555555
Latitude: 19.387490277777776
Image Taken 28-JUL-2026 14:04:49

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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