



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-110722	Application No.:	77000289764
Customer Name:	Devanand Tukaram Yadav	Branch :	(10836) MUMBAI- MALAD WEST-B
Product Name:	HI - Rhl - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Devanand Tukaram Yadav	Mobile :	7021020312 9768583944

PROPERTY ADDRESS

Property Address:	Flat No 09 Ground Floor Bldg No E 1 Teen Dongri Shram Safalya Co Op Hsg Soc Ltd,Plot Cts No 49 Pt Yashwant Nagar,Goregaon West Mumbai Maharastra 400104	Location:	Motilal Nagar (Goregaon)
		City:	Mumbai Pin Code 400104
		State:	Maharashtra Country India
Legal Address:	Flat No 09 Ground Floor Bldg No E 1 Teen Dongri Shram Safalya Co Op Hsg Soc Ltd Plot Cts No 49 Pt 50 Pt 50a Pt Yashwant Nagar Goregaon West Mumbai Maharastra 400104	Nearby Landmark:	Vasari HI Road
		Collateral ID:	I26MUM104-059304

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	7	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
Ground Floor	2	1	1	COMPACT 1BHK
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	2 Years	20
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	PADWANT	Tenant	40

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 7

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	225	0	0
Super Built Up/Sellable Area	293	16400	4805200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4805200
% Recommended	100	Realizable Value:	4805000
Realizable Value In Words : Rupees Forty-Eight Lakh Five Thousand			

Visited By:	Mr. Jayant Meshram	Visited on:	24-Apr-2026
Violations observed (if any):			

Remarks:	null 1.this is residential property 2.building located in middle class area. 3.this is compact 1bhk flat.4.during theproperty visit we met mr. devanand at the property he is the purchaser of that property it was clearlyexplained to him that property visit is done for valuation purposein reletion with loan proposal with icicihfc for which the property would be treated as a security.carpet area as measurement is 230sq.ft anddocumented area 225sq.ft carpet area. documented sbua considered for valuation sbua 293- 225 sq.ft carpetarea adding 30 percent loading on it report furnished on the baisis of allotment letter possesion letter oc.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

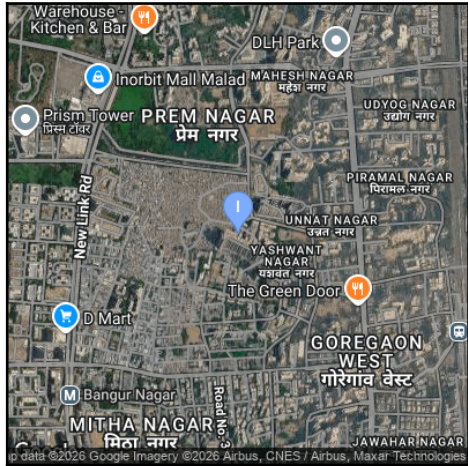
Entered By:	Jayant Meshram	Entered On:	27-Jun-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Sai Narkar	Approver ID:	HE005884
Designation:	Technical Manager	Approved On :	27-Jun-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended		



Longitude: 72.84124416666666
Latitude: 19.168227222222225
Image Taken 24-APR-2026 11:10:08



Longitude: 72.84112888888889
Latitude: 19.168033333333334
Image Taken 24-APR-2026 11:04:45



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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