



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-168538	Application No.:	7792124090
Customer Name:	Ashish Arvind Gaikwad	Branch :	(10131) THANE
Product Name:	HI - RHI - Home Purchase - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Ashish Arvind Gaikwad	Mobile :	9082204360 7039384734

PROPERTY ADDRESS

Property Address:	Flat No. 302, 3rd Floor, B Wing, New Gokul Dham Chsl, Next To Vijay Park, Mira Road (East), Taluka District Thane, 401107	Location:	Mira Road
Legal Address:	Flat No. 302, 3rd Floor, B Wing, New Gokul Dham Chsl, Next To Vijay Park, Mira Road (East), Old Survey No. 165, New Survey No. 36, Hissa No. 4 5, Village Mira, Taluka District Thane, Maharashtra 401107	City:	Thane
		Pin Code	401107
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Next To Vijay Park
		Collateral ID:	126TNE107-092613

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	20
Green Housing:	No	Distance from City Center Km:	2.5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor				
3rd Floor	2	1	2	1 BHK
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Ashish Arvind Gaikwad	25
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2019	Self	35

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Khushi Recidency	Road	Shyam Building	Jangid Sapphire
Boundary	Yes			

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

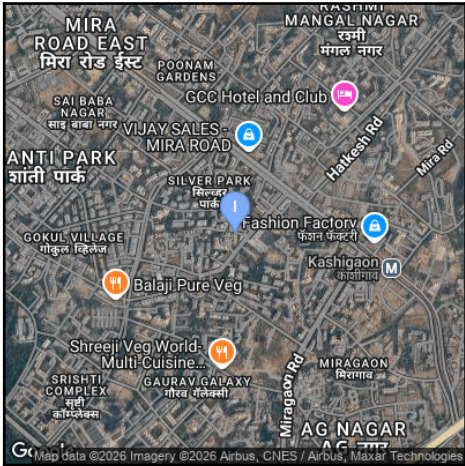
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	372	0	0
Super Built Up/Sellable Area	485	11000	5335000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5335000
% Recommended	100	Realizable Value:	5335000
Realizable Value In Words : Rupees Fifty-Three Lakh Thirty-Five Thousand			

Visited By:	Sav India Private Limited_Delhi_Hfc	Visited on:	27-Sep-2026
Violations observed (if any):	Ground Plus 4th Floors		
Remarks:	null 1. the subject property is a residential 1 bhk flat located on the 3rd floor in a ground plus 4th floor and 2 wings in the building. 2. we have considered the measured area 372 sq.ft and documented super built up area 485 sq.ft same have been considered for this valuation report. during the property visit we met ashish arvind gaikwad 9082204360 applicant and it was clearly explained to him that property visit has been done for valuation purposes in relation with loan proposal with icici hfc for which the property would treated as a security icicihfc is advised to check complete all the legal clearances in addition to above all deviations prior to sanction of loan. 4. date of visit is 27/09/2026 5. agreement for sale between vihang enterprises godrej greenview housing private limited 1st part and mrs. renita roval Moraes mr. rov Moraes 2nd part. property tax copy received no e200031686050 dated 01/04/2025 in name of mr ashish gaikwad issued by mbmc		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
4.JPEG	NULL	NULL	
5.JPEG	NULL	NULL	
6.JPEG	NULL	NULL	
7.JPEG	NULL	NULL	
9.JPEG	NULL	NULL	
10.JPEG	NULL	NULL	
11.JPEG			
1.JPEG	NULL	NULL	
2.JPEG	NULL	NULL	
3.JPEG	NULL	NULL	
8.JPEG	NULL	NULL	

Entered By:	Sav India Private Limited	Entered On:	28-Sep-2026
Recommended by:		Completion Status:	Rcc Structure Completed
Recommender's Comment:			
Approver Name:	Akshay Shirsat	Approver ID:	HE011169
Designation:	Technical Manager	Approved On :	28-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok bld is 25 years old self occupied unit society is registered property tax available		



Longitude: 72.8742947222222

Latitude: 19.27874

Image Taken 27-SEP-2026 13:19:31

Longitude: 72.8744497222221

Latitude: 19.27895972222222

Image Taken 27-SEP-2026 13:05:38

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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