



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-148719	Application No.:	77000339672
Customer Name:	Ravindra Krishna Reddy	Branch :	(10115) PANVEL
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Ravindra Krishna Reddy	Mobile :	7777045015 7853476723

PROPERTY ADDRESS

Property Address:	Bungalow No. 3, Building No. 1, Swapna Chsl,,Panvel, Taluka Panvel,,District Raigad 410206	Location:	Panvel, Ulwe		
		City:	Panvel	Pin Code	410206
		State:	Maharashtra	Country	India
Legal Address:	Bungalow No 3, Building No 1, Swapa Chsl, Plot No. 04, Final Plot No. 72, Panvel, Taluka Panvel, District Raigad 410206	Nearby Landmark:	Near Ganesh Mandir		
		Collateral ID:	I26PVL206-080959		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Development Authority
Nature of Location:	Urban	Distance Travelled From Operating	23
Green Housing:	No	Distance from City Center Km:	1.5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	2		1	3 ROOMS
Teerace Area				
Other1				
Other2				
Ground Floor	2	1	1	1 BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Aparna Suhas Vadkar	35
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	25 YEARS	Self	25

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Ganesh Building	Mangalmurti Chs	Other Building And Access	Neelkanth Prestige
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:	BUILDING COMPRISING

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1482	0	0
Super Built Up/Sellable Area	2001	12500	25012500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	25012500
% Recommended	100	Realizable Value:	25013000

Realizable Value In Words : Rupees Two Crore Fifty Lakh Thirteen Thousand

Visited By:	Patwardhan Consultants Pvt Ltd_Mumbai_Hfc	Visited on:	28-Aug-2026
Violations observed (if any):			
Remarks:	null 1.this is residential property. 2. building located in middle class area. 3.this is bungalow. 4.carpet area as per measurement 500.00 sft plus 68.00 sft balcony ground floor plus 540.00 sft 1st floor plus 403.00 sft terrace area. 5. carpet area as per agreement 1482.00 sft. 5. approved plan copy not provided. 6. during the property visit we met hari reddy at the property he is the applicant it was clearly explained to him that property visit is done for valuation purpose in relation with loan proposal with icici hfc for which the property would be treated as a security. 7. we have consider agreement carpet area with 35 percentage loading for valuation. 8. a) agreement for sale mrs. aparna suhas wadke and mr. ravindra krishna reddy, mr. shekar laxman reddy, mr. dheeraj ramesh kapoor issued by sro panvel 4 dated 29/07/2026 having ref no. 13608/2026 b) completion certificate having no. bp.5/977 dated 01.10.1991, issued by pmc. 9. visit dated 23.08.2026. 10. latlong 18.996200162262387, 73.10787864004408		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-08-24 AT 12.50.58 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-24 AT 12.50.59 PM (2).JPEG			
WHATSAPP IMAGE 2026-08-24 AT 12.51.03 PM.JPEG			
WHATSAPP IMAGE 2026-08-24 AT 12.50.43 PM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-24 AT 12.50.44 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-24 AT 12.50.46 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-24 AT 12.50.47 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-24 AT 12.50.55 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-24 AT 12.51.00 PM.JPEG	NULL	NULL	
CC OF ROW HOUSE (1).PDF			
WHATSAPP IMAGE 2026-08-24 AT 12.50.41 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-24 AT 12.50.41 PM (2).JPEG	NULL	NULL	

File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-08-24 AT 12.50.41 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-24 AT 12.50.48 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-24 AT 12.50.48 PM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-24 AT 12.51.00 PM (2).JPEG			
WHATSAPP IMAGE 2026-08-24 AT 12.51.01 PM.JPEG	NULL	NULL	
CC OF ROW HOUSE.PDF	NULL	NULL	
WHATSAPP IMAGE 2026-08-24 AT 12.50.47 PM (2).JPEG	NULL	NULL	

Entered By:	Patwardhan Consultants Pv Hta2023181	Entered On:	28-Aug-2026
Recommended by:	Palas Banarsi	Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Palas Banarsi	Approver ID:	HE012997
Designation:	Regional Technical Manager	Approved On :	28-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended. property visit done by rtm palas banarsi		



Longitude: 73.10787863998698

Latitude: 18.9962001622624

Image Taken



Longitude: 73.10787863998698

Latitude: 18.9962001622624

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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