



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149745	Application No.:	77000347505
Customer Name:	Ravindra Krishna Reddy	Branch :	(10115) PANVEL
Product Name:	Nhl - Rnhl - Lap Commercial - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	RENTED	Visited User Type:	Technical Agency
Contact Name:	Ravindra Krishna Reddy	Mobile :	7777045015 7853476723

PROPERTY ADDRESS

Property Address:	Shop No. 09, Ground Floor, A Wing,Neelkanth Landmark,Panvel, Taluka Panvel, ,District Raigad, Maharashtra 410206	Location:	Panvel, Ulwe		
		City:	Panvel	Pin Code	410206
		State:	Maharashtra	Country	India
Legal Address:	Shop No 09, Ground Floor, A Wing, Neelkanth Landmark, Final Plot No. 365/1 And 365/2a, Panvel, Taluka Panvel, District Raigad, Maharashtra 410206	Nearby Landmark:	Near Panvel Station		
		Collateral ID:	I26PVL206-082107		

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	54
Green Housing:	No	Distance from City Center Km:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	1		1	SHOP
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Fin Solutions	16
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	02 YEARS	Tenant	44

BOUNDARIES ON SITE

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

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 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:	GROUND PLUS 07TH

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	472	0	0
Super Built Up/Sellable Area	944	13300	12555200
Other 1	236	0	0
Other 2	1	0	0
% Completion	100	TOTAL	12555200
% Recommended	100	Realizable Value:	12555000
Realizable Value In Words : Rupees One Crore Twenty-Five Lakh Fifty-Five Thousand			

Visited By:	Assureval Private Limited_Hfc	Visited on:	30-Aug-2026
Violations observed (if any):			
Remarks:	null 1.the said property is commercial shop located on ground floor in building comprising of ground plus 07th upper floors with 2 lifts and 26 shops on ground floor. 2. stage of construction completed. 3. the said property is inspected through person met at site mr. hari reddy 9372398064. 4. we have received agreement and oc for reference. 5. as per agreement area is 472 sq ft ca and 236 sq ft loft area and as per measured area is 450 sq ft ca and loft area is 194 sq ft ca, we have considered agreement area with 50 loading on carpet area plus loft area for valuation exercise. 6. copy of agreement for sale ref. no. 10230 /2026 between mr, nitin govindji majithia, manish gyani, harish chandrana and ravindra k reddy, dheeraj ramesh kapoor and shekhar reddy issued by sro panvel 1 dated 05/08/2026. 7. copy of oc ref. no. s b /5/3798 issued by pmc on dated 31/08/2010. 8. date of visit 22/08/26		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-08-30 AT 17.54.04.JPEG	15.781901666666668	74.481205	
COLLAGE.JPG			
5E092809-4632-4B41-BD21-2BCF67BA6602.JPG	NULL	NULL	

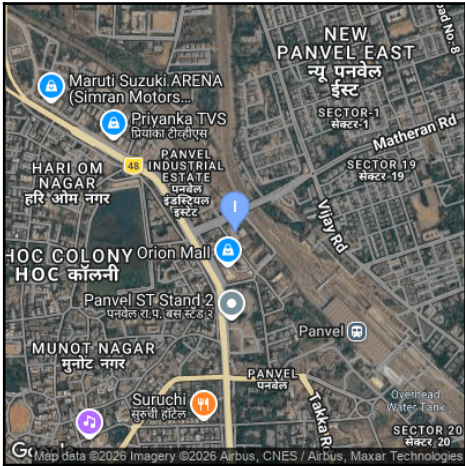
Entered By:	Assureval Private Limited_Hfc	Entered On:	30-Aug-2026
Recommended by:	Palas Banarsi	Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Palas Banarsi	Approver ID:	HE012997
Designation:	Regional Technical Manager	Approved On :	30-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended. property tax dues to be clear before disbursement or cheque handover.		



Longitude: 73.11609852999602
Latitude: 18.994522409992655
Image Taken 30-AUG-2026 14:43:08



Longitude: 73.11609852999602
Latitude: 18.994522409992655
Image Taken 30-AUG-2026 14:43:58



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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