



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-142467	Application No.:	77000332675
Customer Name:	Pratik Dilip Pawar	Branch :	(10829) MUMBAI - CBD BELAPUR
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Pratik Dilip Pawar	Mobile :	9867221665 8451039376

PROPERTY ADDRESS

Property Address:	Flat No 104 1st Floor Building No 4,B Wing Space Greens,Dundei Village Taluka Panvel, 410206	Location:	Panvel, Ulwe
		City:	Panvel Pin Code 410206
		State:	Maharashtra Country India
Legal Address:	Flat No 104 1st Floor Building No 4 B Wing Space Greens Survey No.42/5, 42/7, 42/11, 31/4/B, 31/8, Village Dundre Taluka Panvel District Raigad.	Nearby Landmark:	Dundre Village
		Collateral ID:	I26PVL206-078550

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	20
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Wing 4b	Wing 4c	Open Space	Open Space
Boundary	No			

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 4 FLOORS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	298	0	0
Super Built Up/Sellable Area	492	4300	2115600
Other 1	1	0	0
Other 2	1	0	0
% Completion	80	TOTAL	2115600
% Recommended	80	Realizable Value:	2116000

Realizable Value In Words : Rupees Twenty-One Lakh Sixteen Thousand

Visited By:	Miss. Sneha Kendre	Visited on:	24-Aug-2026
Violations observed (if any):	Na		
Remarks:	null 1.this is residential property builder purchase case 2. building located in middle class area. 3.this is 1bhk flat.4. during the property visit we met mr. gaurav at the property he is the supervisor of that property contact no 9619339261 5. it was clearly explained to him that property visit is done for valuation purposein reletion with loan proposal with icici hfc for which the property would be treated as a security 6. building is in underconstruction internal visit not done external visit done.7. approved plan carpet area 298 sq. ft plus balcony 30 sq. ft gross area 328 sq. ft adding 50 percent loading on it arrived sbua 492 sq. ft and it is considered for valuation 8. agrrement done between n/s. space india builders and developers and mr. pravin dilip pawar 9. report furnished on the baisis of draft agreement approved plan and cc copy. 10 visit done at 19/08/2026 11. lat 19.0371004 long 73.20160268.12. rera no p52000032326 valid upto 31/12/2026.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Sneha Kendre	Entered On:	24-Aug-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Palas Banarsi	Approver ID:	HE012997
Designation:	Regional Technical Manager	Approved On :	24-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended. non apf approval to be taken.		



Longitude: 73.20148855447596
Latitude: 19.0372676265971
Image Taken 20-AUG-2026 18:25:42



Longitude: 73.20148855447596
Latitude: 19.0372676265971
Image Taken 20-AUG-2026 18:25:42



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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