



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-166821	Application No.:	77000349597
Customer Name:	Pravin Narayan Pathare	Branch :	(10115) PANVEL
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Pravin Narayan Pathare	Mobile :	9766304555 9503340808

PROPERTY ADDRESS

Property Address:	Flat No. 403, 4th Floor, Sai Anant Chsl, Khopoli, Tal, Khalapur, ,Dist, Raigad, Pincode.410203	Location:	Khopoli
		City:	Khopoli
		State:	Maharashtra
		Pin Code	410203
		Country	India
Legal Address:	Flat No. 403, 4th Floor, Sai Anant Chsl, S.No. 33/2a, 34/2 34/3, Cts No. 5428, 5431, 5432 Of Village Bhanvaj, Khopoli, Tal, Khalapur, Dist, Raigad, Pincode. 410203	Nearby Landmark:	Near Sitanagar Society
		Collateral ID:	I26KHA203-092345

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPING
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	66
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
First Floor				
Second Floor				
4th Floor	2	1	1	1 BHK
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Vacant	9
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Vacant	51

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Road	Road	Kamla Residency	Omkar Kiran Store
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:	1	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUN PLUS 4 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	487	0	0
Super Built Up/Sellable Area	682	3600	2455200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2455200
% Recommended	100	Realizable Value:	2455000

Realizable Value In Words : Rupees Twenty-Four Lakh Fifty-Five Thousand

Visited By:	Pritam S Patil_Hfc	Visited on:	26-Sep-2026
Violations observed (if any):			
Remarks:	null 1. copy of agreement with index ii between group 9 developers and pravin narayan pathare, prachi pravin pathare reg. no. 10195/2026 dt. 21/09/2026 with sub registrar khalapur is provided. 2. copy of cc no. kmc/bv/bp/420/685, dt. 25/06/2014, cc is granted for ground floor plus 4 upper floor by kmc is provided. 3. copy of oc no. kmc/bv/bp/189/450, dt. 29/04/2017, oc is granted for ground plus 4 upper floor by kmc is provided. 4. carpet area as per measurement is 377 plus bal 46 sq. ft. balcony plus 44 sq. ft. terrace. 5. carpet area as per agreement is 487 sq. ft. 6. sba as per measurement is 682 sq. ft. at 40 percent loading. 7. we have considered sba as per agreement carpet area. 8. during property visit pravin narayan pathare met at property who is applicant. 9. society is registered. 10. occupancy level of the building is 80 percent. 11. date of visit 26 sep 2025.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
O.C. SAI ANANT.PDF	NULL	NULL	

Entered By:	Pritam S Patil_Hfc S Patil_Hfc	Entered On:	28-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Palas Banarsi	Approver ID:	HE012997
Designation:	Regional Technical Manager	Approved On :	28-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended. non apf approval to be taken.		



Longitude: 73.34729999999999

Latitude: 18.7791

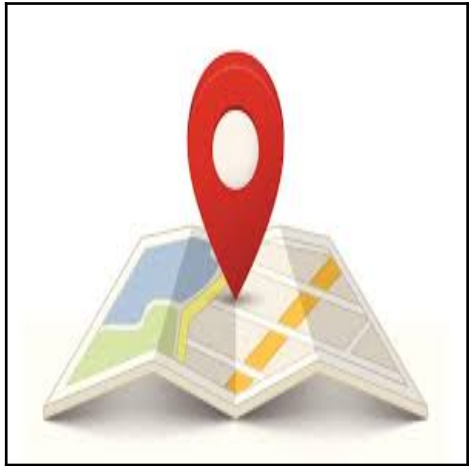
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Latitude: 18.7791

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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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