



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-166162	Application No.:	77000353482
Customer Name:	Hritik Rajan Kanse	Branch :	(10817) KALYAN-MUMBAI
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Hritik Rajan Kanse	Mobile :	9320206551 9793521644

PROPERTY ADDRESS

Property Address:	Flat No. 1012, 10th Floor, B Wing, Bhaveshwar Aqua 2, Plot No. C-7/1, Sector 12, Shiv Mandir Road, Kalamboli, Navi Mumbai, Taluka- Panvel, District- Raigad, 410218.	Location:	Kalamombli North Sector
		City:	Navi Mumbai Pin Code 410218
		State:	Maharashtra Country India
Legal Address:	Flat No. 1012, 10th Floor, B Wing, Bhaveshwar Aqua 2, Plot No. C-7/1, Sector 12, Shiv Mandir Road, Kalamboli, Navi Mumbai, Taluka- Panvel, District- Raigad, 410218.	Nearby Landmark:	Near Sewage Treatment Plant
		Collateral ID:	I26NMU218-091351

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	ALL AVAILABLE NEARBY
No of Floors:	10	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	29
Green Housing:	No	Distance from City Center Km:	2.8
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				
10th Floor	2	1	1	1BHK
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	00
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	Open Plot	Shiv Mandir Road	Open Plot	Open Plot
Boundary	Na			

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:	GROUND PLUS 10TH

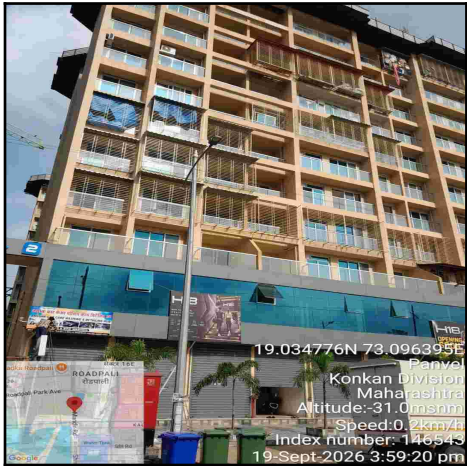
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	326	0	0
Super Built Up/Sellable Area	512	9400	4812800
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4812800
% Recommended	100	Realizable Value:	4813000

Realizable Value In Words : Rupees Forty-Eight Lakh Thirteen Thousand

Visited By:	Assureval Private Limited_Hfc	Visited on:	26-Sep-2026
Violations observed (if any):			
Remarks:	null the said property is residential 01bhk flat located on 10th floor in building comprising of ground plus 10th upper floors with 1 lift. 2. occupancy level of the building is average, as said building is newly constructed.2. at the time of visit the said property is vacant. 3. the said property is inspected through person met at site mr. harish - supervisor. 4. we have received cc, oc, rera certificate and sanction plan for reference. 5. as per sanction plan is 326 sq. ft ca plus balcony 23 sq. ft and measured area is 327 sq. ft ca plus balcony 54 sq. ft, we have considered sanction plan area with 50 percent loading on ca plus 100 pc of balcony for the purpose of this valuation exercise. 6. the said project is rera registered having rera number - p52000045696 valid up to 31/12/2026. 7. copy of cc ref. no. pmc/tp/kalamboli/12/c-7/2/21-22/16351/284/2022 issued by pmc on dated 5/2/2022 approved for gr plus 11th upper floors. 8. copy of sanction plan ref. no. carpc/po/2026/apl/00056 issued by pmc on dated 7/7/2026. 9. copy of oc ref. no. carpc-26-entry-62227 issued by pmc on dated 7/7/2026 approved for gr plus 10th upper floors.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
HRITIK RAJAN KANSE.JPG	NULL	NULL	

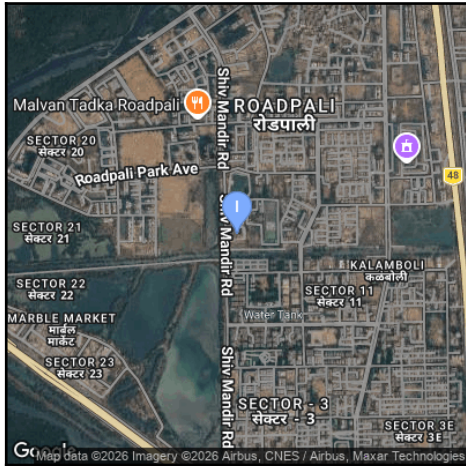
Entered By:	Assureval Private Limited_Hfc	Entered On:	26-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Akshay Shirsat	Approver ID:	HE011169
Designation:	Technical Manager	Approved On :	26-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok oc received valid upto 10th floor non apf approval to be taken prior to disbursment		



Longitude: 73.09684399999999
Latitude: 19.034644
Image Taken 21-SEP-2026 17:33:37



Longitude: 73.09684399999999
Latitude: 19.034644
Image Taken 21-SEP-2026 17:32:47



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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