



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-135071	Application No.:	77000325674
Customer Name:	Anand Babulal Oswal	Branch :	(10115) PANVEL
Product Name:	HI - Prime HI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Anand Babulal Oswal	Mobile :	9765565248 9503340808

PROPERTY ADDRESS

Property Address:	Flat No.401, 4th Floor, Kp Tower Building,Vimal Heights, Cts No. 4152, 4153, 4154, 4155,,4156, 4157 Of Village Devlad, Khopoli,,Tal. Khalapur, Dist. Raigad 410203.	Location:	Khopoli		
		City:	Khopoli	Pin Code	410203
		State:	Maharashtra	Country	India
Legal Address:	Flat No.401, 4th Floor, Kp Tower Building, Vimal Heights, Cts No. 4152, 4153, 4154, 4155, 4156, 4157 Of Village Devlad, Khopoli, Tal. Khalapur, Dist. Raigad 410203.	Nearby Landmark:	Nera Jain Mandir		
		Collateral ID:	I26KHA203-076853		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPING
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	27
Green Housing:	No	Distance from City Center Km:	1
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
4th Floor	4	1	3	3 BHK
Other2				
Ground Floor				
First Floor				
Second Floor				

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	C T S No. 4150	C T S No. 4158	C T S No. 4178	Bazarpeth Road
Actual on Site	Building	Building	Open Space	Road
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	2

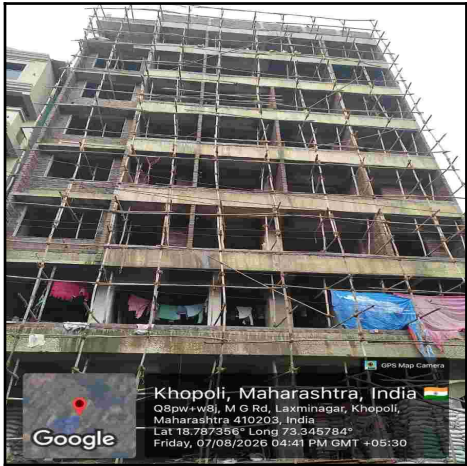
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	BASEMENT PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	820	0	0
Super Built Up/Sellable Area	1231	4100	5047100
Other 1	1	0	0
Other 2	1	0	0
% Completion	70	TOTAL	5047100
% Recommended	70	Realizable Value:	5047000
Realizable Value In Words : Rupees Fifty Lakh Forty-Seven Thousand			

Visited By:	Pritam S Patil_Hfc	Visited on:	07-Aug-2026
Violations observed (if any):	Na		
Remarks:	null 1. the considered unti is 3 bhk. 2. copy of cost sheet flat no. 401 in the name of anand babulal oswal on dated 06/08/2026 by kp developer is provided. 3. copy of approved plan no. proposal number 1489711, certificate number cbrkc/b/2025/apl/00727 dt. 12/02/2025 plan is approved for basement plus ground plus 7 upper floor by kmc is provided. 4. copy of cc no. building permit no. 1489711, permit no. cbrkc/b/2025/apl/00727 dt. 12/02/2025 cc is granted for basement plus ground plus 7 upper floor by kmc is provided. 5. carpet area as per measurement is 825 sq. ft. plus 60 sq. ft. balcony. 6. carpet area as per cost sheet is 937 sq. ft. 7. carpet area as per approved plan is 820 sq. ft. plus 42 sq. ft. balcony. 8. sba as per approved plan is 1231 sq. ft. at 45 percent loading plus 100pc balcony. 9. we have considered sba as per approved plan carpet area. 10. said project is rera registered vide certificate no. pm1270002500821 valid till 31/12/2027. 11. the said building is under construction, rcc and brick work completed, internal plastering wip., residual life of the building is 60 years after completion of the building. 13. during property visit ramesh pallod met at property who is builder person and it was clearly mentioned to him that said verification is done for valuation purpose against loan proposal received at icici hfc for which said property would be treated as a security. 14. at the time of visit it has been observed that construction activity in progress, labour and material are available on site. 15. date of visit 07 aug 2026.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-08-07 AT 19.09.20 (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-07 AT 19.09.21.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-07 AT 19.08.50.JPEG	NULL	NULL	
IMG_20260422_112323.JPG.JPEG			
WHATSAPP IMAGE 2026-08-07 AT 19.08.45 (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-07 AT 19.09.46.JPEG	NULL	NULL	

Entered By:	Pritam S Patil_Hfc S Patil_Hfc	Entered On:	19-Aug-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Rahul Chavan	Approver ID:	HE010075
Designation:	Technical Manager	Approved On :	19-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended. non apf approval to be taken on records before disbursement.		



Longitude: 73.345974
Latitude: 18.787506
Image Taken 07-AUG-2026 17:31:31



Longitude: 73.345974
Latitude: 18.787506
Image Taken 07-AUG-2026 17:27:36



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.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and prevailing market rates for similar properties and on the facts and confirmation provided by the client ("Client") or his professional advisor or any other party on behalf of the Client as on date of assessment, which the Client represents to be complete and accurate in all respects. Report contains no representations or warranties of any kind. The Client should exercise appropriate due diligence with respect to the property, including approval status, legal and tax diligence, prior to taking of any decision. Compliance with statutory requirements applicable for construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any role in construction and pricing of the project / Property.

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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client.This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.