



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-141565	Application No.:	77000336594
Customer Name:	Swagat Jalinder Shinde	Branch :	(10829) MUMBAI - CBD BELAPUR
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Swagat Jalinder Shinde	Mobile :	8286272763 8451039376

PROPERTY ADDRESS

Property Address:	Flat No. 503, 5th Floor, Building No. 12, Utsav Kh-3 Chsl, Sector 16 And 17, ,Kharghar, Navi Mumbai, Taluka - Panvel,,District - Raigad, 410210.	Location:	Panvel, Ulwe
		City:	Panvel Pin Code 410206
		State:	Maharashtra Country India
Legal Address:	Flat No. 503, 5th Floor, Building No. 12, Utsav Kh-3 Chsl, Sector 16 And 17, ,Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, 410210.	Nearby Landmark:	Near Kpc Public School
		Collateral ID:	I26PVL206-076730

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:	7	Class Of Locality:	Developed
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:	2
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				
5th Floor	2	1	1	1BHK
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Vacant	15
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	0	Vacant	45

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Other Building	Road	Building	Internal Road
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 7TH

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	508	0	0
Super Built Up/Sellable Area	610	12000	7320000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	7320000
% Recommended	100	Realizable Value:	7320000

Realizable Value In Words : Rupees Seventy-Three Lakh Twenty Thousand

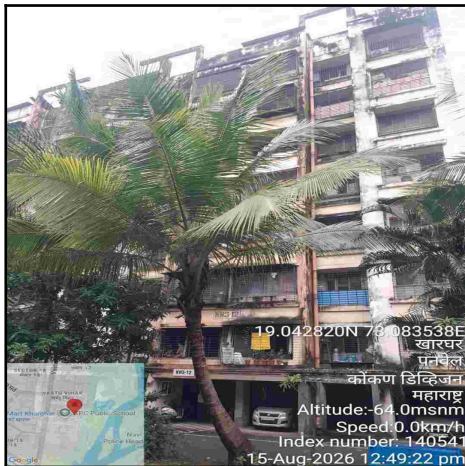
Visited By:	Assureval Private Limited_Hfc	Visited on:	18-Aug-2026
Violations observed (if any):			
Remarks:	null the said property is residential 01bhk flat located on 5th floor in building comprising of ground plus 7th upper floors with 1 lift. 2.occupancy level of the building is good. 3. the said property is inspected through person met at site mr. aril pal - agent. 4. we have received regd. agreement and cidco allotment letter for reference. 5. as per draft agreement area is 610 sq. ft bua and allotment area is 610 sq.ft. bua (580 sq. ft bua plus deck area is 30 sq. ft) and measured area is 432 sq. ft ca plus balcony 46 sq. ft, we have considered allotment area for the purpose of this valuation exercise considered for valuation. 6. copy of regd. agreement made between m/s. cidco and mrs. mansi manoj kulkarni having ref. no. 20005089/celebration--kh3 sro panvel 1 on dated 24/3/2011. 7. copy of allotment letter made between m/s. cidco and mrs. mansi manoj kulkari having ref. no. 20005089/90016799 on dated 13/1/2009. 8. copy of draft agreement proposed to be executed between mrs. manasi manoj kulkarni and mrs. vidya vishwanath jadhav. 9. for ca we derive bua/1.2 total ca is 508 sqft		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
SWAGAT JALINDER SHINDE.JPG	19.98044899549322	73.79229135815847	

Entered By:	Assureval Private Limited_Hfc	Entered On:	18-Aug-2026
Recommended by:		Completion Status:	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.		



Longitude: 73.08407299999999
Latitude: 19.043942
Image Taken 14-AUG-2026 12:09:05



Longitude: 73.08407299999999
Latitude: 19.043942
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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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