



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-155924	Application No.:	77000347679
Customer Name:	Ramakrishnan Yadavar	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:	Ramakrishnan Yadavar	Mobile :	9673509001 9503340808

PROPERTY ADDRESS

Property Address:	Flat No. 208, 2nd Floor, Leena Paradise, Cts No. 1118/10, 1118/11, 1118/12, 1118/13, Of Village Chinchavali Shekin, Khopoli, Tal. Khalapur, Dist Raigad 410203.	Location:	Khopoli
		City:	Khopoli
		Pin Code	410203
		State:	Maharashtra
		Country	India
Legal Address:	Flat No. 208, 2nd Floor, Leena Paradise, S. No. 51, Cts No. 1118/10, 1118/11, 1118/12, 1118/13 Of Village Chinchavali Shekin, Khopoli, Tal. Khalapur, Dist Raigad 410203.	Nearby Landmark:	Near Pointline Architects
		Collateral ID:	I26KHA203-085535

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 Council
Nature of Location:	Urban	Distance Travelled From Operating	68
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
Ground Floor				
First Floor				
Second Floor	2	1	1	1 BHK
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Vacant	2
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Vacant	58

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Road	Open Plot	Open Plot	Road
Boundary	Na			

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

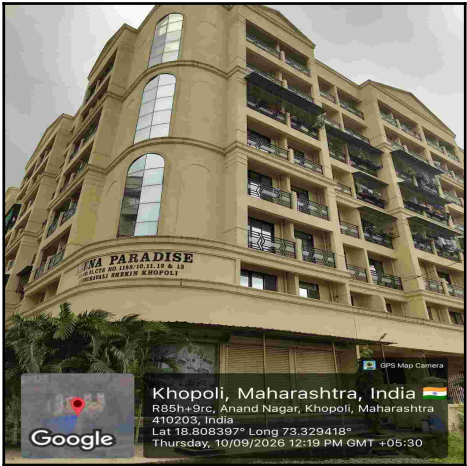
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PART PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	371	0	0
Super Built Up/Sellable Area	580	3500	2030000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2030000
% Recommended	100	Realizable Value:	2030000
Realizable Value In Words : Rupees Twenty Lakh Thirty Thousand			

Visited By:	Pritam S Patil_Hfc	Visited on:	10-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1. the considered unit is 1 bhk. 2. copy of cost sheet flat no. 208 in the name of ramkrishnan yadavar on dt.08/09/2026 by leena developeprs and infrastructures is provided. 3. copy of draft agreement between m/s. leena developeprs and infrastructures and ramkrishnan yadavar dt. sept 2026 is provided. 4. copy of cc no. kmc/tp/bp/2599 dt. 29/10/2021 cc is granted for ground part plus stilt part plus 7 upper floor by kmc is provided. 5. copy of oc no. approval no. cbrkc/fo/2024/apl/00199, building proposal number 136884 dt.10/10/2024 oc is granted for ground plus 7 upper floor by kmc is provided. 6. carpet area as per measurement is 360 sq. ft. plus 64 sq. ft. fb. 7. carpet area as per draft agreeemnt is 371 sq. ft. plus 61 sq. ft. fb. 8. bua as per cost sheet is 665 sq. ft. 9. sba as per draft agreement is 580 sq. ft. at 40 percent loading plus fb. 10. we have considered sba as per draft agreement carpet area. 11. said project is rera registered vide certificate no. p52000031814 valid till 30/10/2025 is provided. 12. registerd agreement of the applicant is not provided. 13. during property visit kushal kumar met at property who is sales 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. occupancy level of the said building is 70 percent. 15. society registration number not found on site. 16. date of visit 10 sept 2026.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Pritam S Patil_Hfc S Patil_Hfc	Entered On:	11-Sep-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Palas Banarsi	Approver ID:	HE012997
Designation:	Regional Technical Manager	Approved On :	11-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended. non apf approval to be taken.		



Longitude: 73.32961999999999
Latitude: 18.80862
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Longitude: 73.32961999999999
Latitude: 18.80862
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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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