



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-175493	Application No.:	77000367875
Customer Name:	Satish Chandrakant Kale	Branch :	(10115) PANVEL
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	In House
Contact Name:	Satish Chandrakant Kale	Mobile :	9881789888 9503340808

PROPERTY ADDRESS

Property Address:	Flat No. 902, 9th Floor, Ganesh Tower Chsl. ,Plot No. 1/2/5, Pardi No. 7 And 8,Village Motha Khanda,Tal. Panvel, Dist. Raigad, Pin 410206	Location:	Panvel, Ulwe
		City:	Panvel Pin Code 410206
		State:	Maharashtra Country India
Legal Address:	Flat No. 902, 9th Floor, Building Known As Ganesh Tower And Society Known As Ganesh Tower Chsl. Plot No. 1/2/5, Pardi No. 7 And 8, Village Motha Khanda, Tal. Panvel, Dist. Raigad, Pin 410206	Nearby Landmark:	Near Maruti Mandir
		Collateral ID:	I26PVL206-095790

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	11	Class Of Locality:	Developed
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	5
Green Housing:	No	Distance from City Center Km:	3.4
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
9th Floor	2	1	2	1 BHK FLAT
First Floor				
Second Floor				
Other1				
Other2				

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open Land And Canal	6 Mtrs. Wide Road	Open Plot	6 Mtrs. Wide Road
Actual on Site	Open Land	Road	Building	Future Exotica Building
Boundary	Yes			

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:	GR. PLUS 11TH FLOOR

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	368	0	0
Super Built Up/Sellable Area	550	11000	6050000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6050000
% Recommended	100	Realizable Value:	6050000
Realizable Value In Words : Rupees Sixty Lakh Fifty Thousand			

Visited By:	Mr. Anuprao Kavathankar	Visited on:	09-Oct-2026
Violations observed (if any):	Na		
Remarks:	null 1.this is residential property. 2. building located in middle class area. 3.this is 1 bhk flat. 4.carpet area as per measurement 366.00 sq.ft. 5. bua area as per reg. agreement 441.00 sq.ft. and suba area as per reg. agreement 550.00 sq. ft. (as per reg. agreement bua area is 441 sq. ft. with a reverse loading of 20 percent, the carpet area has been considered as 368 sq. ft.) 6. during the property visit we met mr. satish kale. property visit is done for valuation purpose in relation with loan proposal with icici hfc for which the property would be treated as a security. 7. we have consider agreement suba area for valuation. 8. reg. agreement no.2959/2018 and dated 07/03/2018 9. visit dated 09/10/2016 10. lat. long. 19.00734762803899, 73.10437165523173		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
INDEX II.JPEG	NULL	NULL	
OC.JPEG			

Entered By:	Anuprao Kavathankar	Entered On:	09-Oct-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			

Approver Name:	Palas Banarsi	Approver ID:	HE012997
Designation:	Regional Technical Manager	Approved On :	09-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			

Approver's Comment:	ok as recommended
---------------------	-------------------



Longitude:
Latitude:
Image Taken 09-OCT-2026 14:29:16



Longitude:
Latitude:
Image Taken 09-OCT-2026 14:29:16



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.