



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-130339	Application No.:	77000324089
Customer Name:	Parmeshwar Dattatray Gire	Branch :	(10115) PANVEL
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Parmeshwar Dattatray Gire	Mobile :	9702888666 9082306476

PROPERTY ADDRESS

Property Address:	Bungalow No. 15, Ground Puls 1st Floor,,Pushp Bangalow Society, Gut No 150/151/154 And,Of Village Vichumbe, Tal- Panvel Dist- Raigad ,410206	Location:	Panvel, Ulwe
		City:	Panvel Pin Code 410206
		State:	Maharashtra Country India
Legal Address:	Bungalow No. 15, Ground Puls 1st Floor, Pushp Bangalow Society, Gut No 150/151/154 And Others Of Village Vichumbe, Tal- Panvel Dist- Raigad 410206	Nearby Landmark:	Near.Pushp Bangalow
		Collateral ID:	I26PVL206-074791

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	36
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
Other2				
Ground Floor	2	1	1	1 BHK
First Floor	2		1	2 BED
Second Floor				
Other1				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Piyush Patil	16
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	8 YEARS	Seller	44

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open Plot	Road	Bungalow No.12	Bungalow No. 16
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 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 1ST

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	475	0	0
Super Built Up/Sellable Area	1118	9500	10621000
Terrace Plus Otlā Plus Porch	477	0	0
Other 2	1	0	0
% Completion	100	TOTAL	10621000
% Recommended	100	Realizable Value:	10621000

Realizable Value In Words : Rupees One Crore Six Lakh Twenty-One Thousand

Visited By:	R D Varadkar_Hfc	Visited on:	13-Aug-2026
Violations observed (if any):	Na		
Remarks:	null 1) this is residential property this is rcc gr plus 1st floor rcc framed structure banglow is located in middle class area banglow is 16 years old residual age of 44 years can be considered subject to proper and periodical maintenance. 3) this is residential banglow located on ground plus 1st floor of the banglow. documents verified a) agreement for sale copy between- m/s. bansal estate and mr. girish hiranman patil dated- 20.04.2010 issued by- panvel1, reg no. 5006/2010.b) n.a cum cc no. kra.masha/lna-1/b/sr-199/2008 copy provided. dated- 29.01.2009 issued by- collector of raigad.c) approved plan no. kra.masha/lna-1/b/sr-199/2008 copy provided. dated- 29.01.2009 issued by- collector of raigad. 4) as per the onsite measurement is ground floor- 806 sq.ft and 1st floor- 927 sq.ft including terrace area and the documented carpet area is 771 sq.ft.plus garden area 807 sq.ft plus porch area 167 sq.ft plus terrace area 584 sq.ft and approved plan carpet area ground floor 341 sq.ft 1st floor 133 sq.ft plus terrace area 313 sq.ft otlā 30 sq.ft plus porch area 133 sq.ft 5) carpet area 475 sq.ft and porch 133 sq.ft plus terrace 313 sq.ft plus otlā 30 sq.ft total area 477 sq.ft as per approved plan is consider for valuation. and crpet 475 sq.ft and loding 35pc applied on it. plus 100pc porch and terrace and otlā area. 6) during property visit mr. piyush patil met at site and customer contact number is 8879975504. it was clearly explained to applicant and that the property visit is being done for the purpose of valuation in relation with the loan proposal with icici for which the property would be treated as a security. 7) property is having garden area as well 8) our ref no is.21765		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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File Name	Latitude	Longitude	Go To Map
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Entered By:	R D Varadkar Varadkar	Entered On:	13-Aug-2026
Recommended by:	Rahul Chavan	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval. Property Visited By Rtm Palas Banarsi.		
Approver Name:	Palas Banarsi	Approver ID:	HE012997
Designation:	Regional Technical Manager	Approved On :	13-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended. bungalow property. property visit done by rtm palas banarsi		



Longitude: 73.1279861111111
Latitude: 18.98602777777778
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Longitude: 73.1279861111111
Latitude: 18.98602777777778
Image Taken 13-AUG-2026 12:59:32

DECLARATION

I/We hereby 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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