



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-137965	Application No.:	77000321066
Customer Name:	Kamlakar Anant Gondhli	Branch :	(10115) PANVEL
Product Name:	Nhl - Rnhl - Lap Residential - Top Up For Existing	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Kamlakar Anant Gondhli	Mobile :	8080561882 7208693964

PROPERTY ADDRESS

Property Address:	Flat No. 101 And 201 1st And 2nd Floor,Flat No 301,302,3rd Floor,Flat No 401,402,4th,Floor Anant Niwas, Plot No. 46, Sec-R-2, Vadghar, ,Pushpak Karanjade,Tal- Panvel, Dist- Raigad-410206	Location:	Panvel, Ulwe		
		City:	Panvel	Pin Code	410206
		State:	Maharashtra	Country	India
Legal Address:	Plot No. 46, Sec-R-2, Vadghar, Pushpak Karanjade,Tal- Panvel, Dist- Raigad-410206.	Nearby Landmark:	Near. Z.P School		
		Collateral ID:	I26PVL206-075885		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	33
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
3rd Floor	2	1	1	1 BHK -2 NOS. OF FLATS
4th Floor	2	1	1	1 BHK -2 NOS. OF FLATS
Ground Floor				PARKING AREA
First Floor	2	1	1	1 BHK FLAT
Second Floor	1	1	1	1RK PLUS 2 NOS. 1 BED PLUS TOILET

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self And Tenants	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2 MONTH	Self And Tenants	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Plot No. 47	Plot No. 45	Joma Niwas	Road
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	3735	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	3735	Floorwise Usage:	GROUND PLUS 4TH

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1722	8800	15153600
Carpet Area	1	0	0
Super Built Up/Sellable Area	3735	2400	8964000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	24117600
% Recommended	100	Realizable Value:	24118000

Realizable Value In Words : Rupees Two Crore Forty-One Lakh Eighteen 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 4th floor rcc framed structure with lift. building is located in middle class area and building is newly constructed. 2) this is residential flat located on ground to 4th floor of the building. a) flat no. 101 and 201 1st and 2nd floor duplex flat. and occupied by- self. b) flat no. 301 occupied by tenant mrs. vaishanvi. and flat no. 302 occupied by- tenant mrs. namrta. c) flat no. 401 occupied by- tenant mr. dattaprasad dhuri and flat no. 402 occupied by- tenant mr. sachin ingle.3) documents verified a) allotment letter no. cidco/aavint/ pun-sthapana/2015/2422 dated 27.07.2015 issued by-cidco. b) c.c no. cidco/bp/18120/tpo/(nm and k)/2022/11371 copy provided. dated- 31.01.2023 issued by- cidco. c) o.c no. cidco/bp/18120/tpo/(nm and k)/2022/14872 copy provided. dated- 27.12.2026, issued by- cidco. d) approved plan no. cidco/bp/18120/tpo/(nm and k)/2022/14872 copy provided. dated- 27.12.2026, issued by- cidco. e) gr. floor stilt, measurement 1st floor 855 sq.ft. plus 111 sq.ft. 2nd floor 870 sq.ft. 3rd and 4th floor floor 471 sq.ft. plus 112 sq.ft. balcony, each floor 3rd and 4th floor one flat is locked 4) as per approved plan built up area 3735 sq.ft. and land area is 1722 sqft as per allotment letter 5) built up area 3735 sq.ft as per approved plan and plot area allotment letter is consider for valuation 6) during property visit mr. ganesh bhoir (tenant) 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 ici for which the property would be treated as a security. 7) our ref no is.21743		

OMNI DOCS FILES			
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OC DOCUMENT - CIDCOBP-18120TPO(NM & K)2022OCC.			

Entered By:	R D Varadkar Varadkar	Entered On:	17-Aug-2026
Recommended by:	Rahul Chavan	Completion Status:	Constructed
Recommender's Comment:	Top-Up Case. Entire Building Is Offered As Collateral. 1st And 2nd Floors Are Self-Occupied, While 3rd And 4th Floors Are Occupied By Multiple Tenants. Hence, Noc From Tenants To Be Taken. Property Visited By Atm Rahul Chavan.		

Approver Name:	Palas Banarsi	Approver ID:	HE012997
Designation:	Regional Technical Manager	Approved On :	17-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended. top-up case. complete building is coming having multiple units approved in which 1st and 2nd floor is self occupied and 3rd and 4th floors units are tenant occupied hence tenant noc to be taken. property visit done by atm rahul chavan.		



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Latitude: 18.982975
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Longitude: 73.09426111111111
Latitude: 18.982975
Image Taken 03-AUG-2026 16:40:24



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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