



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149744	Application No.:	77000347505
Customer Name:	Ravindra Krishna Reddy	Branch :	(10115) PANVEL
Product Name:	Nhl - Rnhl - Lap Commercial - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	RENTED	Visited User Type:	Technical Agency
Contact Name:	Ravindra Krishna Reddy	Mobile :	7777045015 7853476723

PROPERTY ADDRESS

Property Address:	Shop No 09 Ground Floor A Wing,Neelkanth Landmark,Panvel,,Tal. Panvel, Dist. Raigad 410206	Location:	Panvel, Ulwe		
		City:	Panvel	Pin Code	410206
		State:	Maharashtra	Country	India
Legal Address:	Shop No 09, Ground Floor, A Wing, Neelkanth Landmark, Final Plot No. 365/1 And 365/2a, Panvel, Taluka Panvel, District Raigad, 410206	Nearby Landmark:	Near Orion Mall		
		Collateral ID:	I26PVL206-082107		

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	20
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	1		1	SHOP
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Fin Solutions	16
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	02 YEARS	Tenant	44

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open Land	Road	Road	Open Land
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 SEVEN

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	472	0	0
Super Built Up/Sellable Area	944	13500	12744000
Loft	236	0	0
Other 2	1	0	0
% Completion	100	TOTAL	12744000
% Recommended	100	Realizable Value:	12744000

Realizable Value In Words : Rupees One Crore Twenty-Seven Lakh Forty-Four Thousand

Visited By:	Patwardhan Consultants Pvt Ltd_Mumbai_Hfc	Visited on:	22-Aug-2026
Violations observed (if any):			
Remarks:	null 1. it is commercial premises 2. building located in middle class area 3. as per measurement ca 488 sft and loft area 193 sft with total shop height approx. 18 ft 4. ca as per document is 472 sft plus loft 236 sft. 5. we have considered documented ca area with 50 percentage loading for valuation plus loft. 7. a) agreement for sale having reg. no. 10230/2026 dated 05.08.2026 between mr. nitin govindji majithia, mr. harish dharmshibhai chandarana, mr. manish sudhindra gyani transferors and mr. ravindra krishna reddy, mr. shekhar laxman reddy, mr. dheeraj ramesh kapoor b) oc having ref. no. sb/5/3798 dated 31.08.2010 issued by pmc 8. during the property visit we met mr. hari reddy at the property he is the applicant s son it was clearly explained to him that property visit is done for valuation purpose in relation with loan proposal with ici hfc for which the property would be treated as a security. 9. visit dated 22.07.2026		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
OC-.PDF			

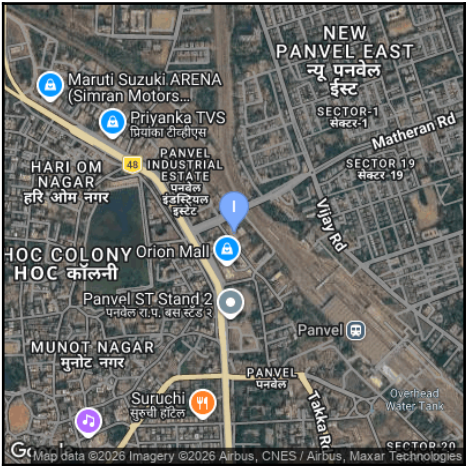
Entered By:	Patwardhan Consultants Pv Hta2023181	Entered On:	30-Aug-2026
Recommended by:	Palas Banarsi	Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Palas Banarsi	Approver ID:	HE012997
Designation:	Regional Technical Manager	Approved On :	30-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended. property tax dues to be clear before disbursement or cheque handover. property visit done by rtm palas banarsi.		



Longitude: 73.116119
Latitude: 18.994476972222223
Image Taken 22-AUG-2026 12:34:39



Longitude: 73.116119
Latitude: 18.994476972222223
Image Taken 22-AUG-2026 12:50:02



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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