



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-156485	Application No.:	77000354216
Customer Name:	Prashant Govind Gole	Branch :	(10829) MUMBAI - CBD BELAPUR
Product Name:	HI - Prime HI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Prashant Govind Gole	Mobile :	8169692830 8080362941

PROPERTY ADDRESS

Property Address:	Flat No.702,7th Floor,Kamothe Surya Darshan Chsl,,Plot No.42/43,Sec-20,Kamothe,Tal-Panvel,Dist-Raigad-410209.	Location:	J C I E Kamothe		
		City:	Navi Mumbai	Pin Code	410209
		State:	Maharashtra	Country	India
Legal Address:	Flat No.702,7th Floor,Surya Darshan Residency,Plot No.42/43,Sec-20,Village- Kamothe, Tal-Panvel,Dist-Raigad- 410209.	Nearby Landmark:	Near.Aishwarya Hotel		
		Collateral ID:	I26NMU209-086311		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	DEVELOPED
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	30
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
First Floor				
Second Floor				
Other1				
Other2				
7th Floor	2	1	2	1 BHK FLAT

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	14
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	46

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Building	30 Feet Road	Plot No.41	Plot No.44
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS 7TH

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	419	0	0
Super Built Up/Sellable Area	608	10700	6505600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6505600
% Recommended	100	Realizable Value:	6506000
Realizable Value In Words : Rupees Sixty-Five Lakh Six Thousand			

Visited By:	R D Varadkar_Hfc	Visited on:	11-Sep-2026
Violations observed (if any):	Na		

Remarks:

null | 1) this is residential property this is rcc gr plus 7th floor rcc framed structure with lift. building is located in middle class area building is 14 years old residual age of 46 years can be considered subject to proper and periodical maintenance. 3) this is residential flat located on 7th floor of the building. documents verified a) agreement for sale copy between- d.k. bhalla and associates and mr.suryakant anant sawant mrs. swapnali suryakant sawnt dated-05.11.2012. issued by- panvel-2, reg no.10076/2012. b) c.c no. cidco/atpo/1136 copy provided. dated- 10.08.2010. issued - cidco. c) o.c no. cidco/bp-7454/atpo/nm and k)/2012/708 copy provided. dated- 22.08.2012. issued by- cidco. 4) as per the onsite measurement is 404 sqft plus fb area 22 sq.ft gross carpet area 426 sq.ft and the documented carpet area is 354 sqft.plus fb area 65 sq.ft gross carpet 419 sq.ft 5) carpet area 419 sq.ft. as per agreement is consider for valuation. and loding 45pc applied on it. 6) during property visit mr. ramkrishna singh met at site and customer contact number is 8169692830. 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) our ref no is.18136

OMNI DOCS FILES			
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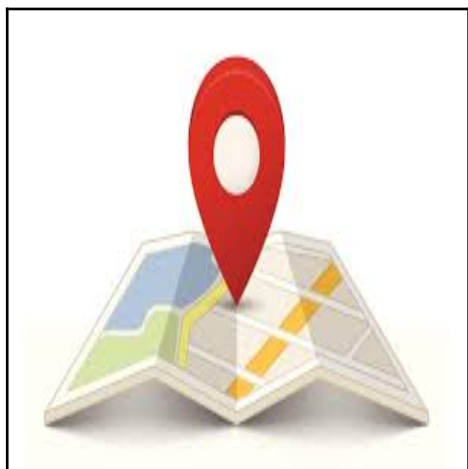
Entered By:	R D Varadkar Varadkar	Entered On:	15-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Palas Banarsi	Approver ID:	HE012997
Designation:	Regional Technical Manager	Approved On :	16-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended. society clarification letter to be taken for society name as per docs surya darshan residency and as per on site kamothe surya darshan chsl.		



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Longitude: 73.09667222222222
Latitude: 19.017533333333333
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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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