



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-148720	Application No.:	77000339672
Customer Name:	Ravindra Krishna Reddy	Branch :	(10115) PANVEL
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Ravindra Krishna Reddy	Mobile :	7777045015 7853476723

PROPERTY ADDRESS

Property Address:	Bungalow No. 3, Building No. 1, Swapna Chsl,,Panvel, Taluka Panvel, ,District Raigad 410206	Location:	Panvel, Ulwe		
		City:	Panvel	Pin Code	410206
		State:	Maharashtra	Country	India
Legal Address:	Bungalow No 3, Building No 1, Swapa Chsl, Plot No. 04, Final Plot No. 72, Panvel, Taluka Panvel, District Raigad 410206	Nearby Landmark:	Near Sahastrabuddhe Hospital		
		Collateral ID:	I26PVL206-080959		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	50
Green Housing:	No	Distance from City Center Km:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	3	0	1	03 ROOMS
Second Floor				
Other1				
Other2				
Ground Floor	2	1	1	1 BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Aparna Suhas Vadkar	35
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	30 YEARS	Seller	25

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Ganesh Building	Open Plot	Mangalmurti Chs	Neelkanth Prestage
Boundary	Yes			

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 1 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1482	0	0
Super Built Up/Sellable Area	2001	12600	25212600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	25212600
% Recommended	100	Realizable Value:	25213000
Realizable Value In Words : Rupees Two Crore Fifty-Two Lakh Thirteen Thousand			

Visited By:	Assureval Private Limited_Hfc	Visited on:	27-Aug-2026
Violations observed (if any):			
Remarks:	null 1.the said property is residential bungalow 2.stage of construction completed. 3. the said property is inspected through person met at site mr. hari reddy 93723980614. 4. we have received completion certificate, share certifiacte and agreement for reference. 5. as per agreement area is 1482 sq. ft ca and as per measured area of ground floor is 577 sq. ft ca and open garden is 287 sq. ft, first floor is 596 sq. ft ca we have considered agreement area with 35 loading on carpet area for valuation exercise. 6. copy of index 2 ref. no. 13608/2026 between mrs. aparna suhas wadke and mr. ravindra krishna reddy, mr. shekar laxman reddy, mr. dheeraj ramesh kapoor issued by sro panvel 4 dated 29/07/2026. 7. copy of completion certificate ref.no. bp 5/977 issued by pmc on dated 01/10/1991 for ground plus 01 floor. 8. copy of share certificate no. 12 issued by swapna co op housing society limited on dated 30/06/1980		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
COLLAGE.JPG	NULL	NULL	
CC OF ROW HOUSE.PDF	NULL	NULL	

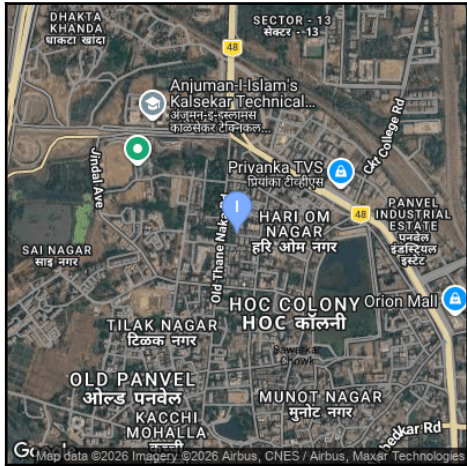
Entered By:	Assureval Private Limited_Hfc	Entered On:	28-Aug-2026
Recommended by:	Palas Banarsi	Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Palas Banarsi	Approver ID:	HE012997
Designation:	Regional Technical Manager	Approved On :	28-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.107755
Latitude: 18.996231
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Longitude: 73.107755
Latitude: 18.996231
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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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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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