



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-151369	Application No.:	77000349475
Customer Name:	Sharnappa Laxman Poojari	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:	Sharnappa Laxman Poojari	Mobile :	9820383532 8709749060

PROPERTY ADDRESS

Property Address:	Flat No. 101, 1st Floor, A Wing,Maitri Icon Chsl,Kharghar, Navi Mumbai, ,District- Raigad, 410210	Location:	Kharghar		
		City:	Navi Mumbai	Pin Code	410210
		State:	Maharashtra	Country	India
Legal Address:	Flat No. 101, 1st Floor, A Wing, Maitri Icon Chsl, Plot No. 35 And 36, Sector 19, Kharghar, Navi Mumbai, District- Raigad, 410210	Nearby Landmark:	Near Monarch Orchid		
		Collateral ID:	I26NMU210-083760		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	ALL AVAILABLE NEAR BY
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	41
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				
First Floor	3	1	2	2BHK
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	19
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	41

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Kesar Symphony	Road	Road	Building
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:	1	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS 07TH

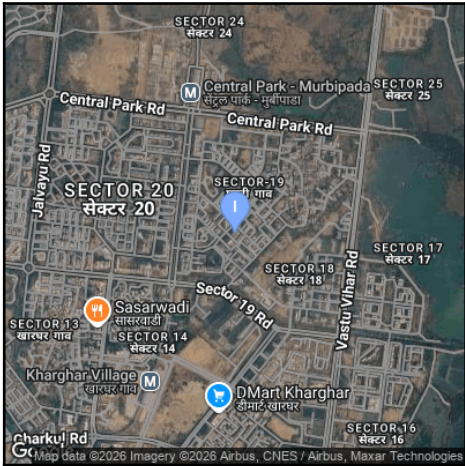
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	618	0	0
Super Built Up/Sellable Area	792	17700	14018400
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	14018400
% Recommended	100	Realizable Value:	14018000

Realizable Value In Words : Rupees One Crore Forty Lakh Eighteen Thousand

Visited By:	Assureval Private Limited_Hfc	Visited on:	03-Sep-2026
Violations observed (if any):			
Remarks:	null 1. the said property is residential 2bhk flat located on 1st floor in building comprising of ground plus 7th upper floors with 01 lift. 2. occupancy level of the building is good. 2. at the time of visit the said property is vacant. 3. the said property is inspected through person met at site mr. sachin pujari- customer son. 4. we have received regd. agreement, cc, oc and share certificate for reference. 5. as per agreement area is 741 sq. ft bua plus terrace 51 sq. ft and measured area is 599 sq. ft ca plus balcony 42 sq. ft. 6. copy of cc ref. no. cidco/atpo/1342 issued by cidco on dated 11.10.2005. 7. copy of oc ref. no. cidco/bp/atpo/666 issued by cidco on dated 29/3/2007. 8. copy of share certificate issued in the name of kharghar maitri icon chsl on dated 27.11.2022 having certificate no. 25. 9. copy of regd. agreement made between m/s. shree associates and mr. tej singh and mr. kanheya lal having ref. no. 1093/2007 sro panvel 3 on dated 27/1/2003.		

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SHARNAPPA LAXMAN POOJARI.JPG			

Entered By:	Assureval Private Limited_Hfc	Entered On:	07-Sep-2026
Recommended by:	Palas Banarsi	Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Palas Banarsi	Approver ID:	HE012997
Designation:	Regional Technical Manager	Approved On :	07-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



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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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