



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149449	Application No.:	77000345427
Customer Name:	Pratik Manohar Amrute	Branch :	(10829) MUMBAI - CBD BELAPUR
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Pratik Manohar Amrute	Mobile :	1234546789

PROPERTY ADDRESS

Property Address:	Flat No.602,6th Floor, A-Wing,Balaji Planet,Village-Uran,,Tal-Uran, Dist-Raigad-400702.	Location:	Dronagiri		
		City:	Navi Mumbai	Pin Code	400702
		State:	Maharashtra	Country	India
Legal Address:	Flat No.602,6th Floor,A-Wing, Balaji Planet,Cts No.396/A,397/A,398,Village-Uran,Tal-Uran, Dist-Raigad-400702.	Nearby Landmark:	Near.Jen Jeneral School		
		Collateral ID:	I26NMU702-082103		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPING
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	46
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
Second Floor				
Other1				
Other2				
6th Floor	3	1	1	2 BHK FLAT
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
0	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Internal Road	B-Wing	Internal Road	Other Buildings
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	479	0	0
Super Built Up/Sellable Area	719	6100	4385900
Other 1	1	0	0
Other 2	1	0	0
% Completion	85	TOTAL	4385900
% Recommended	85	Realizable Value:	4386000

Realizable Value In Words : Rupees Forty-Three Lakh Eighty-Six Thousand

Visited By:	R D Varadkar_Hfc	Visited on:	29-Aug-2026
Violations observed (if any):			

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 under construction. rcc,brick work, internal external plaster completed. 3) this is residential flat located on 6th floor of the building. documents verified a) index-ii copy between- m/s. planet nova development and mrs. snehal pratik amrute mr.pratik manohar amrute. dated-09.10.2025. issued by-uran, reg no.5105/2025. b) c.c no.ccurs/2024/apl/00004 copy provided. dated- 03.01.2025. issued by- umc. c) rera number- p52000080530 vaild date- 31.12.2029. d) approved plan no. ccura/rb/2024/apl/00004 copy provided. dated- 03.01.2025. issued by- tmc.4) as per agreement carpet area 515 sq.ft and approved plan carpet area 479 sq.ft 5) carpet area 479 sq.ft as per approved plan is consider for valuation. and loding 50pc applied on it. 6) during property visit mr.arvind jadhav met at site. 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.18204
----------	---

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-08-29 AT 11.11.51 AM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-29 AT 11.11.52 AM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-29 AT 11.11.50 AM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-29 AT 11.11.50 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-29 AT 11.11.52 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-29 AT 11.11.49 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-29 AT 11.11.50 AM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-29 AT 11.11.49 AM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-29 AT 11.11.51 AM (1).JPEG	NULL	NULL	

Entered By:	R D Varadkar Varadkar	Entered On:	30-Aug-2026
Recommended by:		Completion Status:	Semi-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. case to be booked under apf.		



Longitude: 72.86416111111111
Latitude: 18.97499722222222
Image Taken 29-AUG-2026 16:19:19



Longitude: 72.86416111111111
Latitude: 18.97499722222222
Image Taken 29-AUG-2026 16:19:19



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.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and prevailing market rates for similar properties and on the facts and confirmation provided by the client ("Client") or his professional advisor or any other party on behalf of the Client as on date of assessment, which the Client represents to be complete and accurate in all respects. Report contains no representations or warranties of any kind. The Client should exercise appropriate due diligence with respect to the property, including approval status, legal and tax diligence, prior to taking of any decision. Compliance with statutory requirements applicable for construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any role in construction and pricing of the project / Property.

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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client.This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.