



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	7792158120
Customer Name	Vedprakash Jivendra Jha
BSM/RM Name	

BUILDER DETAILS

Group Name	N S Realty.
Bulider's Name	N S Realty.
Bulider's Grade	C Land 1234567890 Mobile 02502504038

LAND OWNER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Account Holder Name

PROJECT DETAILS

Project Name	Narayan Heights		
Project Approval No	PLG/25/488		
Property Address	S.No 211 67 S No 203 Nallasopara W Palghar 401203		
Legal Address			
City	Palghar	Pincode	401303
Landmark	Yashwant Gaurav		
Class Of Locality	MIDDLE CLASS AREA		
Distance from Center of city			

RERA DETAILS

RERA Registration Applicable	Yes
RERA Registration Number	P9900003230 RERA Valid upto 30-APR-2028
Registration Status	Registered
Apply For RERA	
Reason for RERA Not Applicable	
RERA Account Updated	
Registration Revocation	Deviation
Special Condition	

COMPLETION STATUS

Completion Status	Rcc Structure Completed	Approved Property Use	Residential
Commencement		Proposed Completion	
Project ID	442221	Building ID	538888
Building Name	Narayan Heights B And C Wing	Flat No/RH No/Plot No	C 1203
Carpet Area(Sq. ft)	318	Floor	12
Land Area	0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	477	Total No of Floors	null
Garden Area (sq.ft.)	0	Unit Type	FLAT
No of Parking	0	Valuation	3339000
Amenities Cost	0	Collateral Id	
Valuation in Words	Thirty-Three Lac Thirty-Nine Thousand		

STAGE OF CONSTRUCTION

Description of		%Completion	100	%Recommended	100	Payment Schedule	
Date of Visit	25-AUG-2026	Visited By	SIDDHESH SAGVEKAR	Visited By Type	In House		
Approved By	Altamas Khan(He005741 - Technical Manager)						
Approver's Remark	RECOMMENDED						
Remarks	I. Original Agreement For Sale To Be Executed Between M/S. N. S. Realty, The Promoter Party Of The One Part And Intended, The Allottee Party Of The Other Part, Along With Registration Receipt, Stamp Duty Paid Receipt Index-Ii. li. Original Noc For Mortgage, From M/S. N. S. Realty						
Violation Observed if any	ACCOUNT HOLDER NAME N S REALTY NARAYAN HEIGHTS RERA A/C BANK NAME HDFC BANK ACCOUNT NO 50200063171983						
Unit Remarks							



Latitude 19.434543055555555
 Longitude 72.80945833333332
 Image Taken 25-AUG-2026 09:47:03



Latitude 19.434543055555555
 Longitude 72.80945833333332
 Image Taken 25-AUG-2026 09:47:03

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
7792158120	VEDPRAKASH JIVENDRA JHA	HE018636	27/AUG/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
LEGAL REPORT.PDF	HRQ-25-36873_LEGALREPORT_TCH.	15.799896666666667	79.98037833333333
SEARCH.PDF	HRQ-25-36873_SEARCH_TCH.PDF	NULL	NULL
CC.PDF	HRQ-25-36873_CC_TCH.PDF		
VETTING APPROVAL.PDF	HRQ-25-		

DECLARATION

I/We hereby 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.

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