



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-145014	Application No.:	77000344123
Customer Name:	Varsha Naresh Lalwani	Branch :	(10836) MUMBAI- MALAD WEST-B
Product Name:	HI - Rhl - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Varsha Naresh Lalwani	Mobile :	9920480522 9619006839

PROPERTY ADDRESS

Property Address:	Flat No. 701, 07th Floor,Building No. 32, Pantnagar Omkar Chsl,A S Gawde Marg, Pantnagar,Ghatkopar East-400075	Location:	Pant Nagar
		City:	Mumbai
		Pin Code	400075
		State:	Maharashtra
		Country	India
Legal Address:	Flat No. 701, 07th Floor, Building No. 32, Pantnagar Omkar Chsl, Pantnagar, A S Gawde Marg, Fp No. 311, Tps Iii, Cts No. 5662(Pt), S. No. 236-A Of Village Ghatkopar-Kirol, Ghatkopar East- 400075	Nearby Landmark:	Near Trishul Chsl
		Collateral ID:	I26MUM075-080583

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	ALL AVAILABLE NEARBY
No of Floors:	15	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	5
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
07th Floor	4	1	2	2.5 BHK
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Vacant	3
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Vacant	57

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Details Not Mentioned In	Details Not Mentioned In	Details Not Mentioned In	Details Not Mentioned In
Actual on Site	Internal Road	Neelkanth Regance Emerald	A S Gawde Marg	Open Area
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 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 15

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	945	0	0
Super Built Up/Sellable Area	1370	17700	24249000
Car Park	1	1000000	1000000
Other 2	1	0	0
% Completion	100	TOTAL	25249000
% Recommended	100	Realizable Value:	25249000

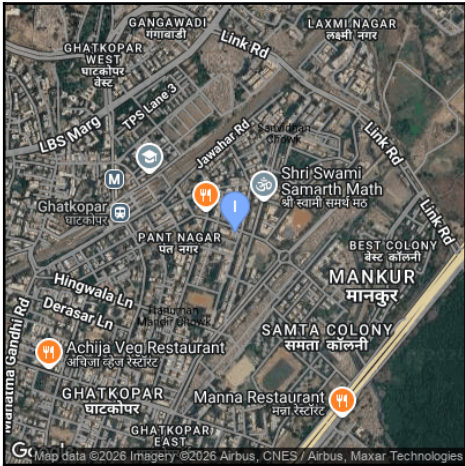
Realizable Value In Words : Rupees Two Crore Fifty-Two Lakh Forty-Nine Thousand

Visited By:	Propedge Valuations Pvt Ltd_Mumbai_Hfc	Visited on:	24-Aug-2026
Violations observed (if any):	Na		

Remarks:	null 1) the said property is vacant 2.5bhk flat on 7th floor in ground15th floor residential building with 02 lift, having 05 flats on 07th floor 2) the said property inspected in the presence of mr. aman and mr. basant (employees) 3) we have received copy of registered agreement and part oc for reference 4) measured carpet area of subject property is 885 sq.ft. and agreement carpet area is ca- 945 sq.ft.. 5) we have considered agreement ca- 945 sq.ft with 45 loading for the valuation purpose 6) we have considered 01 car park for valuation as mentioned in registered agreement
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
405598_077A4A53-3E56-4E11-A26D-11F3EDBA5377.JPG			
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Entered By:	Propedge Valuations Pvt L	Entered On:	27-Aug-2026
Recommended by:	Sai Narkar	Completion Status:	Construction Is Complete
Recommender's Comment:	Recommending Resale Case For Approval. Oc Received Building		
Approver Name:	Pramod Naik	Approver ID:	HE015847
Designation:	Regional Technical Manager	Approved On :	27-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended as per broker feedback		



Longitude: 72.91256128998317
Latitude: 19.084878939999317
Image Taken 24-AUG-2026 15:19:43

Longitude: 72.91256128998317
Latitude: 19.084878939999317
Image Taken 24-AUG-2026 15:20:27

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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