



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No 77000330034
Customer Name Dinesh Bhuta Mahto
BSM/RM Name

BUILDER DETAILS

Group Name Nawany Corp Ltd
Builder's Name Nawany Corp Ltd
Builder's Grade C Land 1234567890 Mobile 1234567890

LAND OWNER ACCOUNT DETAILS

Bank Name Branch Name Account No Account Holder Name

PROJECT DETAILS

Project Name Onyx Commercial Centre (Industrial Building No
Project Approval No TNE/25/875
Property Address Onyx Commercial Centre Industrial Building No 1
Legal Address Survey No 85 A Hissa No 4b Of Village Waliv
City Thane Pincode 401208
Landmark Imperial Hotel
Class Of Locality MIDDLE CLASS AREA
Distance from Center of city 3

RERA DETAILS

RERA Registration Applicable No
RERA Registration Number RERA Valid upto
Registration Status
Apply For RERA
Reason for RERA Not Applicable Others
RERA Account Updated
Registration Revocation Deviation
Special Condition

COMPLETION STATUS

Completion Status	Rcc In Progress	Approved Property Use	Industrial
Commencement		Proposed Completion	
Project ID	448368	Building ID	545487
Building Name	Onyx Commercial Centre Industrial Building	Flat No/RH No/Plot No	UNIT NO 18 ON 3RD FLOOR
Carpet Area(Sq. ft)	294	Floor	3
Land Area	0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	441	Total No of Floors	4
Garden Area (sq.ft.)	0	Unit Type	GALA
No of Parking	0	Valuation	3602970
Amenities Cost	0	Collateral Id	
Valuation in Words	Thirty-Six Lac Two Thousand Nine Hundred Seventy		

STAGE OF CONSTRUCTION

Description of		%Completion	95	%Recommended	95	Payment Schedule	
Date of Visit	04-SEP-2026	Visited By	SIDDHESH SAGVEKAR	Visited By Type	In House		
Approved By	Altamas Khan(He005741 - Technical Manager)						
Approver's Remark	RECOMMENDED. ODV DONE BY TBM AJAY PANDEY.						
Remarks	Original Agreement For Sale To Be Executed Between Nawany Corp. (I) Ltd. Formely Known As Nawany Construction Co Pvt. Ltd. The Developer Party Of The One Part And Intending Party Of The Other Part, Along With Registration Receipt, Stamp Duty Paid Receipt Index-Ii. Original Noc For Mortgage Issued By Nawany Corp. (I) Ltd. Formely Known As Nawany Construction Co Pvt. Ltd. 5rcc Slab 4 Floor Bw 2 Floors Internal Plaster Completed Other Work In Progress Gr Plus 1st Floor 100 Percent Completed And Occupied Since 2017						
Violation Observed if any	NAWANY CORP PVT LTD ICICI BANK A/C NO 697805601984						
Unit Remarks							



Latitude 19.406201666666664
 Longitude 72.86201333333332
 Image Taken 04-SEP-2026 18:04:59



Latitude 19.40587
 Longitude 72.86233
 Image Taken 04-SEP-2026 18:03:51

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000330034	DINESH BHUTA MAHTO	HE014370	10/SEP/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
ONXY COMMERCIAL CENTRE-HRQ-25-		NULL	NULL
RLM APPROVAL 2.PDF	HRQ-25-		
DROIT LEGAL SEARCH	HRQ-25-		
ONYX COMMERCIAL CENTER-HRQ-25-			
RLM APPROVAL.PDF	HRQ-25-		
ODV.PDF	HRQ-25-68937_ODV_TCH.PDF	NULL	NULL

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.

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