



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-153791	Application No.:	77000350613
Customer Name:	Somnath Trimbakrao Nalawade	Branch :	(10053) AURANGABAD
Product Name:	HI - Rhl - Home Purchase - Development Authority	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Somnath Trimbakrao Nalawade	Mobile :	8805883240 9561104491

PROPERTY ADDRESS

Property Address:	Flat No 204, 2nd Floor, ,Building No. Ea29,Sector 6, Plot No.2,,Ulwe Navi Mumbai.	Location:	Panvel, Ulwe
		City:	Panvel Pin Code 410206
		State:	Maharashtra Country India
Legal Address:	Flat No.4, 2nd Floor, Building No. Ea29, Sector 6, Plot No.2, Node Ulwe, Navi Mumbai.	Nearby Landmark:	Sanjivni Classes
		Collateral ID:	I26PVL206-084270

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	15	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	10
Green Housing:	No	Distance from City Center Km:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor	2	1	1	1BHK
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	2
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	58

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Road	Road	Road	Building No Ea30
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

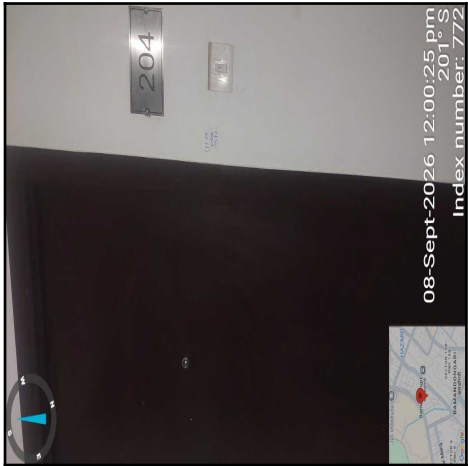
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	292	0	0
Super Built Up/Sellable Area	438	6550	2868900
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2868900
% Recommended	100	Realizable Value:	2869000
Realizable Value In Words : Rupees Twenty-Eight Lakh Sixty-Nine Thousand			

Visited By:	Miss. Sneha Kendre	Visited on:	08-Sep-2026
Violations observed (if any):	Na		

Remarks:	null 1 this is residential 1 bhk flat located on 2 nd floor 2 documents received cidcoalotment letter for mr somnath manikrao nalwade application no 260211275783 on date 04/09/2026 by cidco 3 carpet area as per document 292 sq ft with 50 pc loading sbua is 438 sft same is consider for valuation 5 property value as per allotment letter rs 2853373 6 rera no p52000028209 valid upto 30/06/2025 7 date of visit 08/09/2026 8 lat 18.97648887 long 73.02229329. 8 the allotment letter mention flat no. 2 2nd floor and as per site it is flat no. 204 2nd floor. 9 allotment letter uploaded in omni doc.10.oc revived.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
ALLOTMENT_LETTER_275783.PDF			

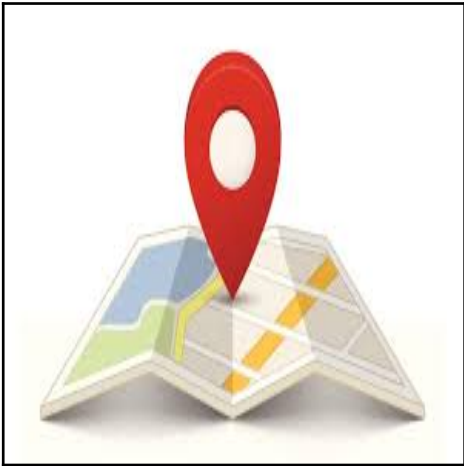
Entered By:	Sneha Kendre	Entered On:	09-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Palas Banarsi	Approver ID:	HE012997
Designation:	Regional Technical Manager	Approved On :	09-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.02235487848405
Latitude: 18.974482568493553
Image Taken 08-SEP-2026 12:00:28



Longitude: 73.02239947021017
Latitude: 18.9744784467359
Image Taken 08-SEP-2026 11:55:04



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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