



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000337996
Customer Name	Harshal Ganpat Kuvalekar
BSM/RM Name	

BUILDER DETAILS

Group Name	Om Universal Neral
Bulider's Name	Om Universal Neral
Bulider's Grade	C Land 9076399995 Mobile

LAND OWNER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Account Holder Name

PROJECT DETAILS

Project Name	Om Signature
Project Approval No	LON/26/1824
Property Address	Om Signature S No 62 Hissa No 6b
Legal Address	S No 62 Hissa No 6b Village Kolhare Neral Tal Karjat Dist Raigad 410101
City	Lonavala Pincode 410101
Landmark	Hajare Nagar
Class Of Locality	MIDDLE CLASS AREA
Distance from Center of city	

RERA DETAILS

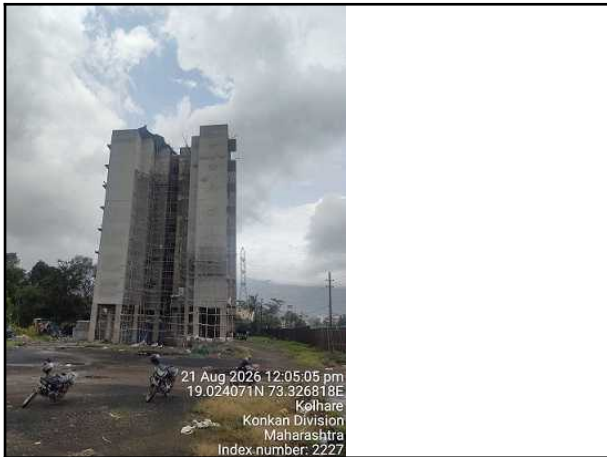
RERA Registration Applicable	Yes
RERA Registration Number	P5200005293 RERA Valid upto 31-AUG-2028
Registration Status	Registered
Apply For RERA	
Reason for RERA Not Applicable	
RERA Account Updated	Yes
Registration Revocation	No Deviation
Special Condition	

COMPLETION STATUS

Completion Status	Brick Work In Progress	Approved Property Use	Mixed Usage
Commencement		Proposed Completion	
Project ID	512394	Building ID	
Building Name	Om Signature B1	Flat No/RH No/Plot No	B1 404
Carpet Area(Sq. ft)	294	Floor	4
Land Area	0 Rate 0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	441 Rate 4250	Total No of Floors	7
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	0 Rate 0	Valuation	1874250
Amenities Cost	0	Collateral Id	
Valuation in Words	Eighteen Lac Seventy-Four Thousand Two Hundred Fifty		

STAGE OF CONSTRUCTION

Description of		%Completion	70	%Recommended	70	Payment Schedule	
Date of Visit	21-AUG-2026	Visited By	ABHISHEKLAKHIMALE	Visited By Type	In House		
Approved By	Akshay Shirsat(He011169 - Technical Manager)						
Approver's Remark	OK						
Remarks	1) Original Agreement For Sale (As Per Rera Act) To Be Executed Between M/S. Om Universal (The Promoters) And Individual Purchasers, Duly Stamped And Registered, With Original Registration Receipt Index li 2) Original Payment Receipts Issued By M/S. Om Universal (The Promoters), In The Name Of Individual Purchaser 3) Original Possession Letter Issued By M/S. Om Universal (The Promoters), In The Name Of Individual Purchaser 4) Original Mortgage Noc Issued By M/S. Om Universal (The Promoters), In Favor Of Ici Hfc Limited						
Violation Observed if any	ICICI BANK ACCOUNT NO 777705275561 CBD BELAPUR IFSC CODE ICIC0007699 OM UNIVERSAL						
Unit Remarks	BUILDING RCC SLAB WORK COMPLETED BRICK WORK UPTO 6TH FLOOR COMPLETED						



Latitude 19.024071111111111
Longitude 73.326818055555555
Image Taken 21-AUG-2026 12:05:05



Latitude 19.02412888888889
Longitude 73.326623055555556
Image Taken 21-AUG-2026 12:05:41

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000337996	HARSHAL GANPAT KUVALEKAR	HE019043	29/AUG/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
CC.PDF	HRQ-26-148024_CC_TCH.PDF		
PLAN.PDF	HRQ-26-148024_PLAN_TCH.PDF		
HFC APF OM SIGNATURE.PDF	HRQ-26-		
APF HFC SEARCH OM.PDF	HRQ-26-		
LEGAL VETTING.PDF	HRQ-26-		

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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