



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000363202
Customer Name	Mangesh Krishna Dhavade
BSM/RM Name	

BUILDER DETAILS

Group Name	Sr Constructions.
Bulider's Name	Sr Constructions
Bulider's Grade	C Land 0987654321 Mobile

LAND OWNER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Account Holder Name

PROJECT DETAILS

Project Name	Sr Vihar Building No 3
Project Approval No	TNE/25/102
Property Address	Naigaon East Vasai Link Road Near Lake View Height
Legal Address	Survey No 226 Hissa No 7 2 Of Village Rajavali
City	Thane Pincode 401208
Landmark	Lake View Heights
Class Of Locality	MIDDLE CLASS AREA
Distance from Center of city	4

RERA DETAILS

RERA Registration Applicable	Yes
RERA Registration Number	P9900007696 RERA Valid upto 31-DEC-2029
Registration Status	Registered
Apply For RERA	
Reason for RERA Not Applicable	
RERA Account Updated	
Registration Revocation	Deviation
Special Condition	

COMPLETION STATUS

Completion Status	Rcc In Progress	Approved Property Use	Residential
Commencement		Proposed Completion	
Project ID	441128	Building ID	537307
Building Name	Sr Vihar Building No 3	Flat No/RH No/Plot No	601
Carpet Area(Sq. ft)	369	Floor	6
Land Area	0 Rate 0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	554 Rate 5500	Total No of Floors	7
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	0 Rate 0	Valuation	3047000
Amenities Cost	0	Collateral Id	
Valuation in Words	Thirty Lac Forty-Seven Thousand		

STAGE OF CONSTRUCTION

Description of		%Completion	87	%Recommended	87	Payment Schedule	
Date of Visit	24-SEP-2026	Visited By	SIDDHESH SAGVEKAR	Visited By Type	In House		
Approved By	Altamas Khan(He005741 - Technical Manager)						
Approver's Remark	RECOMMENDED AS PER RLM APPROVAL ON MAIL. ODV DONE BY TBM AAKASH YADAV AND MAIL ATTACHED IN OMNIDOCs.						
Remarks	Original Registered Agreement For Sale Between Ms. Sr Constructions (Therein Referred To As The Promoter) And Prospective Purchasers (Therein Referred To As The Purchasers) Along With Rr Sdr And Index li. Original Own Contribution Receipt Reflecting That Part Consideration Has Been Paid By Your Constituent. Original Noc From The Promoter/Developer Addressed To The Ici Hfc., Inter Alia, Granting Its Consent For Creation Of Mortgage In Your Favour. Copy Of Rera Registration Certificate Copy Of Construction Permissions /Occupancy Certificate						
Violation Observed if any	BANK HDFC BANK AC NO 50200092120112 NAME- S R CONSTRUCTION S R VIHAR MCA						
Unit Remarks							



Latitude 19.376474166666668
Longitude 72.85822083333333
Image Taken 24-SEP-2026 14:14:17



Latitude 19.376066944444446
Longitude 72.85831666666667
Image Taken 24-SEP-2026 14:14:26

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000363202	MANGESH KRISHNA DHAVADE	HE019422	03/OCT/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
SR CONSTRUCTION -	HRQ-25-12264_SRCONSTRUCTION-		
SR CONSTRUCTION-	HRQ-25-12264_SRCONSTRUCTION-		
AGREEMENT-1.PDF	HRQ-25-12264_AGREEMENT-1_LEG.	NULL	NULL
SR CONSTRUCTION - CLEAR	HRQ-25-12264_SRCONSTRUCTION-		
SR VIHAR REVISED.PDF	HRQ-25-		
RLM APPROVAL.PDF	HRQ-25-12264_RLMAPPROVAL_LEG.		
SR VIHAR.PDF	HRQ-25-12264_SRVIHAR_LEG.PDF		

File Name	Omindoc File Name	Latitude	Longitude
SR VIHAR ODV.PDF	HRQ-25-12264_SRVIHARODV_LEG.		

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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