



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No 77000366482
Customer Name Ashish Gupta
BSM/RM Name

BUILDER DETAILS

Group Name M/S. Panache Realty
Builder's Name M/S. Panache Realty
Builder's Grade B Land 1234567890 Mobile

LAND OWNER ACCOUNT DETAILS

Bank Name Branch Name Account No Account Holder Name

PROJECT DETAILS

Project Name Kasturi Aurelia
Project Approval No PVL/26/2006
Property Address Plot No. 30 Tps Scheme No. 01
Legal Address Plot No. 30, Tps Scheme No. 01, Naina Development
City Panvel Pincode 410206
Landmark Akruli
Class Of Locality MIDDLE CLASS AREA
Distance from Center of city

RERA DETAILS

RERA Registration Applicable Yes
RERA Registration Number PM12700025 RERA Valid upto 31-DEC-2028
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	Mixed Usage
Commencement	31-MAR-2026	Proposed Completion	31-DEC-2028
Project ID	525120	Building ID	627540
Building Name	Kasturi Aurelia	Flat No/RH No/Plot No	1209
Carpet Area(Sq. ft)	257	Floor	12
Land Area	0	Approved Upto Floor	12
Builtup/Salable Area(sq.ft.)	411	Total No of Floors	12
Garden Area (sq.ft.)	0	Unit Type	FLAT
No of Parking	0	Valuation	3288000
Amenities Cost	0	Collateral Id	
Valuation in Words	Thirty-Two Lac Eighty-Eight Thousand		

STAGE OF CONSTRUCTION

Description of		%Completion	54	%Recommended	54	Payment Schedule	
Date of Visit	25-SEP-2026	Visited By	AISHWARYAKANYALKAR	Visited By Type	In House		
Approved By	Palas Banarsi(He012997 - Regional Technical Manager)						
Approver's Remark	RECOMMENDED						
Remarks	1. Agreement For Sale To Be Executed Between M/S. Panache Realty (The Promoters) And Intending Buyers, Duly Stamped And Registered, Along With Original Registration Receipt Index li. 2. Original Payment Receipts Issued By M/S. Panache Realty (Promoter/S), In The Name Of Individual Purchaser. 3. Original Possession Letter Issued By M/S. Panache Realty (Promoter/S), In The Name Of Individual Purchaser. 4. Original Mortgage Noc Issued By M/S. Panache Realty (Promoter/S), In Favor Of Ici Hfc Limited.						
Violation Observed if any	BUILDING IS UNDER CONSTRUCTION, RCC COMPLETED UP TO 3RD SLAB AND REMAINING WORK IS IN PROCESS. RERA NO. PM1270002503073 START DATE 31/03/2026 LAST DATE 31/12/2028 FAVORING DETAILS, BANK NAME-ICHALKARANJI JANATA SAHAKARI BANK ACCOUNT TYPE-CURRENT ACCOUNT NO.-41002100000354 IN FAVOR OF PANACHE REALTY RERA DES COLL AC KASTURI AURELIA						
Unit Remarks							



Latitude 19.003347282139774
 Longitude 73.13494831323483
 Image Taken 25-SEP-2026 11:05:14



Latitude 19.003347599145005
 Longitude 73.13490908592908
 Image Taken 25-SEP-2026 11:06:12

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000366482	ASHISH GUPTA	HE013125	28/SEP/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
SEARCH KASTURI AURELIA.	HRQ-26-		
VETTING.PDF	HRQ-26-168181_VETTING_TCH.PDF	NULL	NULL
LEHAL KASTURI AURELIA.	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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