



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	7792133777
Customer Name	Avinash Indrasen Mote
BSM/RM Name	

BUILDER DETAILS

Group Name	Landmark Developers.
Bulider's Name	Landmark Developers.
Bulider's Grade	C Land 9322105358 Mobile

LAND OWNER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Account Holder Name

BUILDER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Holder Name
Icici Bank	Nigdi	230505004542	Landmark Developers Rera

PROJECT DETAILS

Project Name	Parshwa Greens.		
Project Approval No	PUN/26/1995		
Property Address	S No 95/1 Mauje Dudulgaon Tal Haveli Dist Pune		
Legal Address	S No 95/1 Mauje Dudulgaon Tal Haveli Dist Pune		
City	Pune	Pincode	412105
Landmark	Near Yashada Supreme		
Class Of Locality	MIDDLE CLASS AREA		
Distance from Center of city	25		

RERA DETAILS

RERA Registration Applicable	Yes
RERA Registration Number	P5210005467 RERA Valid upto 31-MAR-2027
Registration Status	Registered
Apply For RERA	
Reason for RERA Not Applicable	
RERA Account Updated	
Registration Revocation	Deviation
Special Condition	

COMPLETION STATUS

Completion Status		Approved Property Use	Mixed Usage
Commencement		Proposed Completion	
Project ID	525116	Building ID	627536
Building Name	Building A	Flat No/RH No/Plot No	205
Carpet Area(Sq. ft)	873	Floor	2
Land Area	0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	1179	Total No of Floors	14
Garden Area (sq.ft.)	0	Unit Type	FLAT
No of Parking	0	Valuation	6012900
Amenities Cost	0	Collateral Id	
Valuation in Words	Sixty Lac Twelve Thousand Nine Hundred		

STAGE OF CONSTRUCTION

Description of		%Completion	85	%Recommended	85	Payment Schedule	
Date of Visit	24-SEP-2026	Visited By	PRATHAMDHOTKAR		Visited By Type	In House	
Approved By	Pranav Purohit(He018418 - Regional Technical Manager)						
Approver's Remark	APPROVED AS RECOMMENDED						
Remarks	1) This Project Is Already Apf With Icdi Bank With Apf No?Mh/Pun/24/49212 2) All The Documents Are Referred From Omnidocs Dump And Maharera 3) Stage -?Flooring Work In Progress 4) Following Documents To Be Collected For Disbursement A) Original Noc From Developer B) Original Own Contribution Receipts C) Original Reg Agreement To Sale On The Name Of Applicant						
Violation Observed if any							
Unit Remarks							



Latitude 18.67222222222224
 Longitude 73.8775
 Image Taken 24-SEP-2026 18:54:50



Latitude 18.67222222222224
 Longitude 73.8775
 Image Taken 24-SEP-2026 18:55:01

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
7792133777	AVINASH INDRASEN MOTE	HE016263	26/SEP/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
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ICICI HFC PARSHWA GREENSHRQ-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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