



## Asset Valuation

### APF INDIVIDUAL UNIT REPORT

#### APF TECHNICAL REPORT

|                |                      |
|----------------|----------------------|
| Application No | 77000357573          |
| Customer Name  | Swapnil Namdeo Patil |
| BSM/RM Name    |                      |

#### BUILDER DETAILS

|                 |                                           |
|-----------------|-------------------------------------------|
| Group Name      | Prithvi Anand Housing And Land Developers |
| Bulider's Name  | Prithvi Anand Housing And Land Developers |
| Bulider's Grade | B Land 1234567890 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                |
|-----------------------------|-------------|-------------|----------------------------|
| State Bank Of India Palghar | Na          | 38848674566 | Prithvi Anand Housing Land |
| State Bank Of India         | Na          | 41072788808 | Prithvi Anand Housing Land |

#### PROJECT DETAILS

|                              |                                                   |
|------------------------------|---------------------------------------------------|
| Project Name                 | Prithvi Anand Kuber Complex Phase 2               |
| Project Approval No          | TNE/25/2291                                       |
| Property Address             | Prithvi Anand Kuber Complex Phase 2 52 4a 53a 53b |
| Legal Address                |                                                   |
| City                         | Thane Pincode 401404                              |
| Landmark                     | St John College Of Engineering And                |
| Class Of Locality            | MIDDLE CLASS AREA                                 |
| Distance from Center of city |                                                   |

#### RERA DETAILS

|                                |                                         |
|--------------------------------|-----------------------------------------|
| RERA Registration Applicable   | Yes                                     |
| RERA Registration Number       | P9900005206 RERA Valid upto 31-DEC-2027 |
| Registration Status            | Registered                              |
| Apply For RERA                 |                                         |
| Reason for RERA Not Applicable |                                         |
| RERA Account Updated           |                                         |
| Registration Revocation        | Deviation                               |
| Special Condition              |                                         |

#### COMPLETION STATUS

|                              |                                           |                       |             |
|------------------------------|-------------------------------------------|-----------------------|-------------|
| Completion Status            | Brick Work In Progress                    | Approved Property Use | Mixed Usage |
| Commencement                 |                                           | Proposed Completion   |             |
| Project ID                   | 473975                                    | Building ID           | 573251      |
| Building Name                | Building No 1 Type B                      | Flat No/RH No/Plot No | 404         |
| Carpet Area(Sq. ft)          | 591                                       | Floor                 | 4           |
| Land Area                    | 0 Rate 0                                  | Approved Upto Floor   | null        |
| Builtup/Salable Area(sq.ft.) | 887 Rate 3500                             | Total No of Floors    | 12          |
| Garden Area (sq.ft.)         | 0 Rate 0                                  | Unit Type             | FLAT        |
| No of Parking                | 0 Rate 0                                  | Valuation             | 3104500     |
| Amenities Cost               | 0                                         | Collateral Id         |             |
| Valuation in Words           | Thirty-One Lac Four Thousand Five Hundred |                       |             |

## STAGE OF CONSTRUCTION

|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |             |              |                 |          |                  |  |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--------------|-----------------|----------|------------------|--|
| Description of            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | %Completion | 44           | %Recommended    | 44       | Payment Schedule |  |
| Date of Visit             | 28-SEP-2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Visited By  | SHWETAMOHITE | Visited By Type | In House |                  |  |
| Approved By               | Akshay Shirsat(He011169 - Technical Manager)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |             |              |                 |          |                  |  |
| Approver's Remark         | OK AS RECOMMENDED.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |             |              |                 |          |                  |  |
| Remarks                   | <p>I. Original Agreement For Sale To Be Executed Between M/S. Prithvi Anand Housing Land Developers, The Promoter Party Of One Part And Intended Allottee Party Of The Other Part And Mr. Parmanand Hansraj Yadav Dharmanand Hansraj Yadav, The Confirming Party Of Third Part, Along With Registration Receipt, Stamp Duty Paid Receipt Index-li. (Read With Note-12)</p> <p>li. Original Noc For Mortgage Issued By M/S. Prithvi Anand Housing Land Developers</p> <p>lii. Copy Of Resolution/Authority Letter From All The Partners Of M/S. Prithvi Anand Housing Land Developers For Signing The Sale Agreement</p> |             |              |                 |          |                  |  |
| Violation Observed if any | <p>BANK NAME STATE BANK OF INDIA PALGHAR<br/>ACCOUNT NO 38848674566<br/>ACCOUNT TITLE PRITHVI ANAND HOUSING LAND DEVELOPERS<br/>BANK NAME STATE BANK OF INDIA<br/>ACCOUNT NO 41072788808<br/>ACCOUNT TITLE PRITHVI ANAND HOUSING AND LAND DEVELOPERS</p> <p>BANK NAME HDFC BANK LTD PALGHAR<br/>ACCOUNT NO 57500001670753<br/>ACCOUNT TITLE PRITHVI ANAND HOUSING AND LAND DEVELOPERS<br/>IFSC CODE - HDFC0000663</p>                                                                                                                                                                                                   |             |              |                 |          |                  |  |
| Unit Remarks              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |             |              |                 |          |                  |  |



Latitude 19.70589300289626  
Longitude 72.78565328567952  
Image Taken 28-SEP-2026 13:16:46



Latitude 19.70589300289626  
Longitude 72.78565328567952  
Image Taken 28-SEP-2026 13:16:46

### PROPERTY DEDUPE

| Application No | Customer Name        | Channel Name | Request Date |
|----------------|----------------------|--------------|--------------|
| 77000357573    | SWAPNIL NAMDEO PATIL | HE010856     | 03/OCT/2026  |

## 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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