



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No 77000323746
Customer Name Manish Sham Awale
BSM/RM Name

BUILDER DETAILS

Group Name Yashodeep Buildcon
Builder's Name Yashodeep Buildcon
Builder's Grade B Land 1234567890 Mobile

LAND OWNER ACCOUNT DETAILS

Bank Name Branch Name Account No Account Holder Name

PROJECT DETAILS

Project Name Siddhivinayak Sankalp
Project Approval No NMU/25/2777
Property Address Survey No 32 Hissa No 11 Village Koyanavele
Legal Address
City Navi Mumbai Pincode 410208
Landmark Near Arihant Anaika
Class Of Locality MIDDLE CLASS AREA
Distance from Center of city

RERA DETAILS

RERA Registration Applicable Yes
RERA Registration Number P5200005266 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	Outer Plaster Completed	Approved Property Use	Residential
Commencement		Proposed Completion	
Project ID	485991	Building ID	585661
Building Name	Wing A	Flat No/RH No/Plot No	A105
Carpet Area(Sq. ft)	559	Floor	1
Land Area	0 Rate 0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	904 Rate 6000	Total No of Floors	null
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	0 Rate 0	Valuation	5424000
Amenities Cost	0	Collateral Id	
Valuation in Words	Fifty-Four Lac Twenty-Four Thousand		

STAGE OF CONSTRUCTION

Description of		%Completion	85	%Recommended	85	Payment Schedule	
Date of Visit	31-AUG-2026	Visited By	VISHALSURYAVANSHI	Visited By Type	In House		
Approved By	Palas Banarsi(He012997 - Regional Technical Manager)						
Approver's Remark	RECOMMENDED						
Remarks	1. Original Agreement For Sale To Be Executed Between M/S. Yashodeep Buildcon (The Promoters) And Intending Buyers, Duly Stamped And Registered, Along With Original Registration Receipt Index li. 2. Original Payment Receipts Issued By Promoters M/S. Yashodeep Buildcon, In The Name Of Individual Purchaser. 3. Original Possession Letter Issued By Promoters M/S. Yashodeep Buildcon, In The Name Of Individual Purchaser. 4. Original Mortgage Noc Issued By Promoters M/S. Yashodeep Buildcon, In Favor Of Icici Hfc Ltd. 5. Original Sale Noc Issued By Dcb Bank Limited, In The Name Of Individual Purchaser						
Violation Observed if any	ALL RCC SLABS BRICKWORK AND PLASTERING COMPLETED ACCOUNT HOLDER NAME YASHODEEP BUILDCON ACCOUNT NUMBER 08422000000514 BANK NAME DCB BANK BRANCH KALAMBOLI IFSC CODE DCBL0000084						
Unit Remarks							



Latitude 19.07971114996115
Longitude 73.11298972999329
Image Taken 31-AUG-2026 15:03:44



Latitude 19.07971114996115
Longitude 73.11298972999329
Image Taken 31-AUG-2026 15:03:44

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000323746	MANISH SHAM AWALE	HE013125	31/AUG/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
LEGAL.PDF	HRQ-25-202940_LEGAL_LEG.PDF		
SEARCH.PDF	HRQ-25-202940_SEARCH_LEG.PDF		
VETTING.PDF	HRQ-25-202940_VETTING_LEG.PDF		

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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