ICICI Home Finance

Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000338303
Customer Name	Mukesh Pandurang Mandavkar
BSM/RM Name	

BUILDER DETAILS

Group Name	Shree Ashoka Infra				
Bulider's Name	Shree Ashoka Infra				
Bulider's Grade	B	Land	1234567890	Mobile	01234567890

LAND OWNER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Account Holder Name

BUILDER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Holder Name
Idbi Bank Ltd	Na	0649102000021243	Shree Ashoka Infra

PROJECT DETAILS

Project Name	Ashoka Iconic		
Project Approval No	TNE/25/1828		
Property Address	Ashoka Iconic S No 131 1		
Legal Address			
City	Thane	Pincod	401209
Landmark	Opp Chandresh Vaibhav		
Class Of Locality	MIDDLE CLASS AREA		
Distance from Center of city			

RERA DETAILS

RERA Registration Applicable	Yes		
RERA Registration Number	P9900008063	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	472674			Building ID	571124
Building Name	Ashoka Iconic A And B Wing			Flat No/RH No/Plot No	B 603
Carpet Area(Sq. ft)	378			Floor	6
Land Area	0	Rate	0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	567	Rate	7500	Total No of Floors	21
Garden Area (sq.ft.)	0	Rate	0	Unit Type	FLAT
No of Parking	0	Rate	0	Valuation	4252500
Amenities Cost	0			Collateral Id	
Valuation in Words	Forty-Two Lac Fifty-Two Thousand Five Hundred				

STAGE OF CONSTRUCTION

Description of		%Completion	54	%Recommended	54	Payment Schedule	
Date of Visit	30-JUL-2026	Visited By	SIDDHESHSAGVEKAR	Visited By Type	In House		
Approved By	Altamas Khan(He005741 - Technical Manager)						
Approver's Remark	OK AS RECOMMENDED						
Remarks	I. Original Agreement For Sale To Be Executed Between M/S. Shree Ashoka Infra Through Its Partners Mr. Kanheyalal Poonamchand Kothari, As The Promoter And Intending Party Of The Other Part, Along With Registration Receipt, Stamp Duty Paid Receipt Index-Ii. Ii. Original Noc For Mortgage Issued By M/S. Shree Ashoka Infra Through Its Partners Mr. Kanheyalal Poonamchand Kothari. Iii. Copy Of Resolution/Authority Letter From All The Partners Of M/S. Shree Ashoka Infra For Signing The Sale Agreement. 12 Rcc Slabs And 06th Floors Bw Completed						
Violation Observed if any	BANK NAME IDBI BANK LTD ACCOUNT NO 0649102000021243 ACCOUNT TITLE SHREE ASHOKA INFRA						
Unit Remarks							

Latitude	19.41218472222222
Longitude	72.82559138888888
Image Taken	30-JUL-2026 10:09:07

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Longitude	72.82559138888888
Image Taken	30-JUL-2026 10:09:07

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000338303	MUKESH PANDURANG	HE014370	30/AUG/2026

OMNIDOCS FILES

File Name	Omindoc File Name	Latitude	Longitude
ASHOKA ICONIC -APF (1).PDF	HRQ-25-142410_ASHOKAICONIC-		

DECLARATION

I/We herby 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.

DISCAIMER: 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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