



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000326317
Customer Name	Bhimarao Savaliram Shinde
BSM/RM Name	

BUILDER DETAILS

Group Name	Bhoomi Infratech
Bulider's Name	Bhoomi Infratech
Bulider's Grade	C Land 0000000000 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
Idfc First Bank	Mico Circle Branch	57615761002	Bhoomi Infratech

PROJECT DETAILS

Project Name	Aaruth Pride
Project Approval No	NSK/26/9
Property Address	Aaruth Pride S. No. 892/1/4/1/23 To 27
Legal Address	Aaruth Pride S No 892/1/4/1/23 To 27 Plot No 23 To 27 Mauje Nashik Shiwar
City	Nashik Pincode 422009
Landmark	Near Das Maruti Garden Rane Nagar
Class Of Locality	DEVELOPED
Distance from Center of city	6

RERA DETAILS

RERA Registration Applicable	Yes
RERA Registration Number	PR12200025 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	NIL

COMPLETION STATUS

Completion Status	Final Finishing - Wip	Approved Property Use	Residential
Commencement	31-JUL-2025	Proposed Completion	
Project ID	486126	Building ID	585836
Building Name	B Wing	Flat No/RH No/Plot No	B 704
Carpet Area(Sq. ft)	661	Floor	7
Land Area	0 Rate 0	Approved Upto Floor	7
Builtup/Salable Area(sq.ft.)	925 Rate 4700	Total No of Floors	7
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	1 Rate 250000	Valuation	4597500
Amenities Cost	0	Collateral Id	
Valuation in Words	Forty-Five Lac Ninety-Seven Thousand Five Hundred		

STAGE OF CONSTRUCTION

Description of		%Completion	95	%Recommended	95	Payment Schedule	
Date of Visit	24-AUG-2026	Visited By	KUNALSASANE	Visited By Type	In House		
Approved By	Pravin Pagar(He016031 - Regional Technical Manager)						
Approver's Remark	OK .						
Remarks	// B Wing Is Approved For Gr. Plus 7 Floors// 4 Flats/ Floor I.E. 3 Two Bhk Flats And 1 Three Bhk Flat // On Site Rcc Work, Brick Work, Plastering Work, Flooring Work, Wood Work Is Completed, Finishing Work Is In Progress						
Violation Observed if any	NA						
Unit Remarks	Its A 2 Bhk Flat						



Latitude 19.961702777777777
 Longitude 73.77311111111111
 Image Taken 03-JAN-2026 12:35:16



Latitude 19.961844444444445
 Longitude 73.77349722222222
 Image Taken 03-JAN-2026 12:14:08

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000326317	BHIMARAO SAVALIRAM SHINDE	HE014461	25/AUG/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
BHOOMI INFRATECH APF.	HRQ-26-		
AARUTH PRIDE APARTMENT.	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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