



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000355536
Customer Name	Swaroop Shashikant Kulkarni
BSM/RM Name	

BUILDER DETAILS

Group Name	Swami Developers.
Bulider's Name	Swami Developers.
Bulider's Grade	C Land 9876543210 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
Kotak Mahindra Bank	Spine Road, Bhosari, Pune	7150508493	Swami Developers

PROJECT DETAILS

Project Name	Swapnapurti
Project Approval No	PUN/26/1303
Property Address	Gat No 227 Part Mauje Dudulgaon
Legal Address	Gat No 227 Part Mauje Dudulgaon Tal Haveli Dist Pune
City	Pune Pincode 412105
Landmark	Near Mangalam Breeze Project
Class Of Locality	MIDDLE CLASS AREA
Distance from Center of city	23

RERA DETAILS

RERA Registration Applicable	Yes
RERA Registration Number	PR12600025 RERA Valid upto 28-JUL-2027
Registration Status	Registered
Apply For RERA	Applied
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	510070	Building ID	611589
Building Name	Swapnapurti	Flat No/RH No/Plot No	204
Carpet Area(Sq. ft)	787	Floor	2
Land Area	0 Rate 0	Approved Upto Floor	5
Builtup/Salable Area(sq.ft.)	1076 Rate 5200	Total No of Floors	P PLUS 5
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	1 Rate 300000	Valuation	5895200
Amenities Cost	0	Collateral Id	
Valuation in Words	Fifty-Eight Lac Ninety-Five Thousand Two Hundred		

STAGE OF CONSTRUCTION

Description of		%Completion	58	%Recommended	58	Payment Schedule	
Date of Visit	28-SEP-2026	Visited By	PRATHAMDHOTKAR		Visited By Type	In House	
Approved By	Chaitanya Koshatwar(He012261 - Technical Manager)						
Approver's Remark	APPROVED AS RECOMMENDED						
Remarks	1) This Is Deemed Apf And Project Is Already Apf With Icici Bank With Apf No Mh/Pun/26/59613 2) All The Documents Are Referred From Omnidocs Dump And Maharera 3) Stage - 4 Rcc Slabs Completed, Brickwork Upto 2 Floors Completed, And Further Work Is In Progress 4) Following Documents To Be Collected For Disbursement A) Original Noc From Developer B) Original Own Contribution Reciepts C) Orginal Reg Agreement To Sale On The Name Of Applicant 5) Rera No- Pr1260002501083						
Violation Observed if any							
Unit Remarks							



Latitude 0.2323
 Longitude 0.2323
 Image Taken 28-SEP-2026 18:11:29



Latitude 18.685555555555556
 Longitude 73.86888888888888
 Image Taken 28-SEP-2026 18:57:50

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000355536	SWAROOP SHASHIKANT	HE016263	28/SEP/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
HFC ICICI SWAPNAPURTI.	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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