



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No 77000322059
Customer Name Raj Sharma
BSM/RM Name

BUILDER DETAILS

Group Name Ritu Builders And Developers
Builder's Name Ritu Builders And Developers
Builder's Grade B Land 1234567890 Mobile 1234567890

LAND OWNER ACCOUNT DETAILS

Bank Name Branch Name Account No Account Holder Name

BUILDER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Holder Name
Oriental Bank Of Commerce	Bhayander West	09951131004034	Ritu Builders And Developers
Icici Bank	Bhayander West	002805009665	Ritu Builders And Developers
Icici Bank	Bhayander West	002805009665	Ritu Builders And Developers

PROJECT DETAILS

Project Name Ritu Gardenia
Project Approval No TNE/13/6504
Property Address Juchandra Near Tiwri Fata Naigaon (East), Thane
Legal Address
City Thane Pincod 401209
Landmark Tiwri Fata
Class Of Locality MIDDLE CLASS AREA
Distance from Center of city

RERA DETAILS

RERA Registration Applicable Yes
RERA Registration Number P9900000575 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	Painting Work In Progress	Approved Property Use	Residential
Commencement		Proposed Completion	
Project ID	442144	Building ID	599148
Building Name	Ritu Gardenia Phase 2 Wing G And H	Flat No/RH No/Plot No	G 1405
Carpet Area(Sq. ft)	489	Floor	14
Land Area	0 Rate 0	Approved Upto Floor	15
Builtup/Salable Area(sq.ft.)	734 Rate 6000	Total No of Floors	15
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	0 Rate 0	Valuation	4404000
Amenities Cost	0	Collateral Id	
Valuation in Words	Forty-Four Lac Four Thousand		

STAGE OF CONSTRUCTION

Description of		%Completion	92	%Recommended	92	Payment Schedule	
Date of Visit	14-MAY-2026	Visited By	ABHISHEKSANE		Visited By Type	In House	
Approved By	Pramod Naik(He015847 - Regional Technical Manager)						
Approver's Remark							
Remarks	I. Original Agreement For Sale To Be Executed Between M/S. Ritu Builders Developers, As The Promoter And Intended Buyer/S, As The Allottee/S. Along With Registration Receipt, Stamp Duty Paid Receipt Index-Ii li. Original Noc For Mortgage Issued By Builders lii. Copy Of Resolution/Authority Letter From All The Partners Of M/S. Ritu Builders Developers For Signing The Sale Agreement. 15 Rcc Slab And 14 Floors Brick Work Plaster Flooring Done						
Violation Observed if any	RITU BUILDER AND DEVELOPERS ORIENTAL BANK OF COMMERCE BHAYANDER WEST BRANCH CURRENT AC NO. 09951131004034 ORBC0100995 BANK NAME ICICI BANK ACCOUNT NO 002805009665 ACCOUNT TITLE RITU BUILDERS AND DEVELOPERS PHASE II IFSC CODE ICIC00000028						
Unit Remarks							



Latitude 19.357124444444445
 Longitude 72.85496083333332
 Image Taken 14-MAY-2026 14:24:37



Latitude 19.357095277777778
 Longitude 72.85585055555555
 Image Taken 14-MAY-2026 14:23:48

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000322059	RAJ SHARMA	HE014370	24/JUL/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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