



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000356888
Customer Name	Anand Ajabrao Khedekar
BSM/RM Name	

BUILDER DETAILS

Group Name	Swastik Buildtech
Bulider's Name	Swastik Buildtech
Bulider's Grade	B Land 7770004044 Mobile

LAND OWNER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Account Holder Name

PROJECT DETAILS

Project Name	Prismcity- Blue
Project Approval No	PUN/26/1978
Property Address	S No 502/1 502/2 503/1/2 P 504/1 P Charoli Pune
Legal Address	S No 502/1 502/2 503/1/2 P 504/1 P Mauje Charholi Tal Haveli Dist Pune
City	Pune Pincode 412105
Landmark	Near Apex International Schoolnear Apex
Class Of Locality	MIDDLE CLASS AREA
Distance from Center of city	25

RERA DETAILS

RERA Registration Applicable	Yes
RERA Registration Number	PR12610125 RERA Valid upto 30-APR-2030
Registration Status	Registered
Apply For RERA	
Reason for RERA Not Applicable	
RERA Account Updated	
Registration Revocation	Deviation
Special Condition	

COMPLETION STATUS

Completion Status		Approved Property Use	Residential
Commencement		Proposed Completion	
Project ID	525064	Building ID	627460
Building Name	Building B	Flat No/RH No/Plot No	1103
Carpet Area(Sq. ft)	1163	Floor	11
Land Area	0 Rate 0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	1570 Rate 5600	Total No of Floors	27
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	1 Rate 300000	Valuation	9092000
Amenities Cost	0	Collateral Id	
Valuation in Words	Ninety Lac Ninety-Two Thousand		

STAGE OF CONSTRUCTION

Description of		%Completion	35	%Recommended	35	Payment Schedule	
Date of Visit	22-SEP-2026	Visited By	PRATHAMDHOTKAR		Visited By Type	In House	
Approved By	Pranav Purohit(He018418 - Regional Technical Manager)						
Approver's Remark	APPROVED AS RECOMMENDED						
Remarks	1) This Project Is Already Apf With Icici Bank With Apf No Mh/Pun/26/57310 2) All The Documents Are Referred From Omnidocs Dump And Maharera 3) Stage - Plinth Wip 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) Cf Is Taken From Aditya Birla Housing Finance Ltd 6) Rera No Pr1261012501646						
Violation Observed if any							
Unit Remarks							



Latitude 18.663611111111111
 Longitude 73.89861111111112
 Image Taken 22-SEP-2026 18:09:48



Latitude 18.663611111111111
 Longitude 73.89861111111112
 Image Taken 22-SEP-2026 18:09:57

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
PRISM CITY- (1).PDF	HRQ-26-164923_PRISM CITY-1_LEG.		

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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