



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000359384
Customer Name	Prashant Vasant More
BSM/RM Name	

BUILDER DETAILS

Group Name	Vastu Developers...
Bulider's Name	Vastu Developers...
Bulider's Grade	B Land 8766829822 Mobile 8766829822

LAND OWNER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Account Holder Name

BUILDER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Holder Name
Icici Bank	Shankarsheth Road	535305000278	Vastu Developers Rera

PROJECT DETAILS

Project Name	Vastu Krishnaraj
Project Approval No	PUN/26/2009
Property Address	Cts No. 7397 And 7398 Plot No 30 And 31 Javeri
Legal Address	Cts No. 7397 And 7398 Plot No 30 And 31 Javeri Colony Talegaon Dabhade Tal Maval
City	Pune Pincode 410505
Landmark	Near Javeri Colony
Class Of Locality	MIDDLE CLASS AREA
Distance from Center of city	52

RERA DETAILS

RERA Registration Applicable	Yes
RERA Registration Number	PM12600025 RERA Valid upto 30-JUN-2029
Registration Status	Registered
Apply For RERA	
Reason for RERA Not Applicable	
RERA Account Updated	
Registration Revocation	Deviation
Special Condition	PM1260002500521 RERA NO

COMPLETION STATUS

Completion Status	Rcc In Progress	Approved Property Use	Mixed Usage
Commencement		Proposed Completion	
Project ID	525136	Building ID	627563
Building Name	Vastu Krishnaraj	Flat No/RH No/Plot No	01
Carpet Area(Sq. ft)	351	Floor	0
Land Area	0 Rate 0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	526 Rate 8100	Total No of Floors	7
Garden Area (sq.ft.)	0 Rate 0	Unit Type	OFFICE
No of Parking	0 Rate 0	Valuation	4260600
Amenities Cost	0	Collateral Id	
Valuation in Words	Forty-Two Lac Sixty Thousand Six Hundred		

STAGE OF CONSTRUCTION

Description of		%Completion	55	%Recommended	55	Payment Schedule	
Date of Visit	05-OCT-2026	Visited By	PRATHAMDHOTKAR		Visited By Type	In House	
Approved By	Chaitanya Koshatwar(He012261 - Technical Manager)						
Approver's Remark	APPROVED AS RECOMMENDED						
Remarks	This Project Is Already Apf With Icici Bank With Apf No Mh/Pun/26/59612						
Violation Observed if any							
Unit Remarks							



Latitude 18.719722222222222
 Longitude 73.66972222222223
 Image Taken 05-OCT-2026 10:22:55



Latitude 18.719722222222222
 Longitude 73.66972222222223
 Image Taken 05-OCT-2026 10:22:37

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000359384	PRASHANT VASANT MORE	HE016263	05/OCT/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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