



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000305328
Customer Name	Vidya Sampat Suryawanshi
BSM/RM Name	

BUILDER DETAILS

Group Name	Shree Swami Samarth Enterprises
Bulider's Name	Shree Swami Samarth Enterprises
Bulider's Grade	B Land 1234356768 Mobile

LAND OWNER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Account Holder Name

PROJECT DETAILS

Project Name	Niyati Lake Crown
Project Approval No	TNE/26/1634
Property Address	Survey No 51 4a And 51 3 2 At Mogharpada Sector 6
Legal Address	
City	Thane Pincode 400615
Landmark	Near Puraniks
Class Of Locality	MIDDLE CLASS AREA
Distance from Center of city	

RERA DETAILS

RERA Registration Applicable	Yes
RERA Registration Number	P5170007824 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	Plinth Completed	Approved Property Use	Residential
Commencement		Proposed Completion	
Project ID	511734	Building ID	613578
Building Name	Niyati Lakecrown Wing D	Flat No/RH No/Plot No	FLAT NO. 303
Carpet Area(Sq. ft)	330	Floor	3
Land Area	0 Rate 0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	495 Rate 7700	Total No of Floors	null
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	0 Rate 0	Valuation	3811500
Amenities Cost	0	Collateral Id	
Valuation in Words	Thirty-Eight Lac Eleven Thousand Five Hundred		

STAGE OF CONSTRUCTION

Description of		%Completion	45	%Recommended	45	Payment Schedule	
Date of Visit	27-AUG-2026	Visited By	AISHWARYAKANYALKAR	Visited By Type	In House		
Approved By	Akshay Shirsat(He011169 - Technical Manager)						
Approver's Remark	OK						
Remarks	Original Agreement For Sale To Be Made Between M/S. Shree Swami Samarth Enterprises, A Partnership Firm As The Promoter/Developer And As The Allottee/S Original Stamp Duty Challan Original Registration Receipt Original Index li Original Own Contribution Receipts Of The Borrower/Purchaser/ Allottee Original Noc To Mortgage Issued By Developers Permitting The Borrower/S To Mortgage The Said Flat In Favour Of Ici Home Finance Ltd. Release Of Charge Noc Issued By Motilal Oswal Home Finance Limited Needs To Be Documented For Individual Units.						
Violation Observed if any	PLINTH WORK COMPLETED ACC HOLDER NAME SHREE SWAMI SAMARTH ENTERPRISES RERA DESIGNATED COLLECTION BANK ACCOUNT FOR NIYATI LAKECROWN WING A ACC NO 57500001930652 BANK NAME HDFC BANK BRANCH THANE IFSC HDFC0009472						
Unit Remarks							



Latitude 19.277646111111111
Longitude 72.96678638888889
Image Taken 27-AUG-2026 12:11:40



Latitude 19.277656666666665
Longitude 72.96677138888889
Image Taken 27-AUG-2026 12:11:45

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000305328	VIDYA SAMPAT SURYAWANSHI	HE019043	02/SEP/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
VETTING.PDF	HRQ-26-129773_VETTING_LEG.PDF		
SEARCH.PDF	HRQ-26-129773_SEARCH_LEG.PDF		
LEGAL.PDF	HRQ-26-129773_LEGAL_LEG.PDF		

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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