ICICI Home Finance

Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000360357
Customer Name	Anjali Vijendrasingh Malhotra
BSM/RM Name	

BUILDER DETAILS

Group Name	M/S Guddwill Rvn Spaces Llp				
Bulider's Name	M/S Guddwill Rvn Spaces Llp				
Bulider's Grade	B	Land	1234567891	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
Axis Bank	Rahatani	924020055770137	Guddwill Rvn Spaces Llp-

PROJECT DETAILS

Project Name	Elate		
Project Approval No	PUN/26/2020		
Property Address	Sr No 55/3b/1/A3 At Undri		
Legal Address	Sr No 55/3b/1/A3 At Undri Tal Haveli Dist Pune		
City	Pune	Pincod	411060
Landmark	Maazho Kokan Seafood Restaurant		
Class Of Locality	MIDDLE CLASS AREA		
Distance from Center of city			

RERA DETAILS

RERA Registration Applicable	Yes		
RERA Registration Number	P5210007774	RERA Valid upto	31-OCT-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	Mixed Usage
Commencement				Proposed Completion	
Project ID	525131			Building ID	627560
Building Name	Elate			Flat No/RH No/Plot No	1004.
Carpet Area(Sq. ft)	798			Floor	10
Land Area	0	Rate	0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	1077	Rate	5450	Total No of Floors	13
Garden Area (sq.ft.)	0	Rate	0	Unit Type	FLAT
No of Parking	0	Rate	0	Valuation	5869650
Amenities Cost	0			Collateral Id	
Valuation in Words	Fifty-Eight Lac Sixty-Nine Thousand Six Hundred Fifty				

STAGE OF CONSTRUCTION

Description of		%Completion	70	%Recommended	70	Payment Schedule	
Date of Visit	27-SEP-2026	Visited By	SHUBHAMARABALE	Visited By Type	In House		
Approved By	Pranav Purohit(He018418 - Regional Technical Manager)						
Approver's Remark	APPROVED AS RECOMMENDED						
Remarks	1) This Project Is Deemed Apf With I Bank Apf No Mh/Pun/24/51674. 2) Rera No P52100077745 1) All The Documents Are Refferred From Omnidocs Dump And Maharera 2) 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						
Violation Observed if any							
Unit Remarks							

Latitude	18.44638888888889
Longitude	73.91555555555556
Image Taken	27-SEP-2026 17:35:51

Latitude	18.44638888888889
Longitude	73.91555555555556
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PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000360357	ANJALI VIJENDRASINGH	HE018954	29/SEP/2026

DECLARATION

I/We herby 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.

DISCAIMER: 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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