



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No 77000341603
Customer Name Anuradha Govind Jha
BSM/RM Name

BUILDER DETAILS

Group Name Rajesh Subhash Sharma
Builder's Name Rajesh Subhash Sharma
Builder's Grade C Land 1234567890 Mobile 0987654321

LAND OWNER ACCOUNT DETAILS

Bank Name Branch Name Account No Account Holder Name

BUILDER ACCOUNT DETAILS

Bank Name Branch Name Account No Holder Name
Uco Bank Na 14150100000762 Rajesh Shubhash Sharma

PROJECT DETAILS

Project Name Subh Laxmi Imperia
Project Approval No TNE/26/1729
Property Address Subh Laxmi Imperia S No 117 H No 1 4 Situated At
Legal Address
City Thane Pincode 401208
Landmark Behind Shreepal One
Class Of Locality MIDDLE CLASS AREA
Distance from Center of city

RERA DETAILS

RERA Registration Applicable No
RERA Registration Number RERA Valid upto
Registration Status
Apply For RERA
Reason for RERA Not Applicable Oc Or Cc Is Applied For.
RERA Account Updated
Registration Revocation Deviation
Special Condition PART OC RECEIVED FOR GR FLOOR

COMPLETION STATUS

Completion Status	Rcc Structure Completed	Approved Property Use	Mixed Usage
Commencement		Proposed Completion	
Project ID	512097	Building ID	614071
Building Name	Subh Laxmi Imperia	Flat No/RH No/Plot No	SHOP 5
Carpet Area(Sq. ft)	117	Floor	0.1
Land Area	0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	182	Total No of Floors	7
Garden Area (sq.ft.)	0	Unit Type	SHOP
No of Parking	0	Valuation	2857400
Amenities Cost	0	Collateral Id	
Valuation in Words	Twenty-Eight Lac Fifty-Seven Thousand Four Hundred		

STAGE OF CONSTRUCTION

Description of		%Completion	100	%Recommended	100	Payment Schedule	
Date of Visit	19-SEP-2026	Visited By	SIDDHESHSAGVEKAR	Visited By Type	In House		
Approved By	Altamas Khan(He005741 - Technical Manager)						
Approver's Remark	OK AS RECOMMENDED						
Remarks	I. Original Agreement To Be Executed Between Mr. Rajesh Subhash Sharma, The Promoter Party Of The One Part And Intending Party Of The Other Part Along With Registration Receipt, Stamp Duty Paid Receipt And Index-ii li. Original Noc For Mortgage Issued By Builders lii.Copy Of Resolution/Authority Letter From Mr. Rajesh Subhash Sharma For Signing The Sale Agreement						
Violation Observed if any	BANK NAME UCO BANK ACCOUNT NO 14150100000762 ACCOUNT TITLE RAJESH SHUBHASH SHARMA						
Unit Remarks							



Latitude 0.0
 Longitude 0.0
 Image Taken 19-SEP-2026 15:56:50



Latitude 0.0
 Longitude 0.0
 Image Taken 19-SEP-2026 16:02:40

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000341603	ANURADHA GOVIND JHA	HE019422	19/SEP/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
RDP ORDER (2).PDF	HRQ-26-138765_RDPORDER2_LEG.		
VETTING.PDF	HRQ-26-138765_VETTING_LEG.PDF		
CC PLAN RCU.PDF	HRQ-26-138765_CCPLANRCU_LEG.		
FAVOURING RCU.PDF	HRQ-26-		
LEGAL REPORT.PDF	HRQ-26-		
PROJECT RCU.PDF	HRQ-26-138765_PROJECTRCU_LEG.		
SUBHLAXMI SANTIONED	HRQ-26-		
SUBHLAXMI SEARCH.PDF	HRQ-26-		

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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client. This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for