



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No 77000358146
Customer Name Vijay Gopal Londhe
BSM/RM Name

BUILDER DETAILS

Group Name Orion Ventures
Builder's Name Orion Ventures
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
Hdfc Bank	Na	502000000062506	Orion Ventures
Hdfc Bank	Na	502000000062493	Orion Ventures
Hdfc Bank	Na	502000000031189	Orion Ventures

PROJECT DETAILS

Project Name Shree Ameya Chsl
Project Approval No TNE/26/768
Property Address Shree Ameya Chsl S No 98 H No 2/3/4/5pt Plot No 1
Legal Address
City Thane Pincode 401209
Landmark Mamta Resto Bar
Class Of Locality MIDDLE CLASS AREA
Distance from Center of city

RERA DETAILS

RERA Registration Applicable Yes
RERA Registration Number P9900007985 RERA Valid upto 01-APR-2028
Registration Status Registered
Apply For RERA
Reason for RERA Not Applicable
RERA Account Updated
Registration Revocation Deviation
Special Condition

COMPLETION STATUS

Completion Status	Plastering Completed	Approved Property Use	Mixed Usage
Commencement		Proposed Completion	
Project ID	500903	Building ID	601705
Building Name	Shree Ameya Chsl	Flat No/RH No/Plot No	FLAT NO 104
Carpet Area(Sq. ft)	322	Floor	1
Land Area	0 Rate 0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	500 Rate 6500	Total No of Floors	7
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	0 Rate 0	Valuation	3250000
Amenities Cost	0	Collateral Id	
Valuation in Words	Thirty-Two Lac Fifty Thousand		

STAGE OF CONSTRUCTION

Description of		%Completion	90	%Recommended	87	Payment Schedule	
Date of Visit	24-SEP-2026	Visited By	SIDDHESH SAGVEKAR		Visited By Type	In House	
Approved By	Pramod Naik(He015847 - Regional Technical Manager)						
Approver's Remark	OK AS RECOMMENDED						
Remarks	I. Original Agreement For Sale To Be Executed Between M/S. Orion Ventures, A Registered Partnership Firm, As The Promoter And Intended Buyer/S, As The Allottee/S, Along With Registration Receipt, Stamp Duty Paid Receipt And Indexii. li. Original Noc For Mortgage Issued By Builders. lii.Copy Of Resolution/Authority Letter From All The Member Of M/S. Orion Ventures, For Signing The Sale Agreement.						
Violation Observed if any	NA						
Unit Remarks							



Latitude 19.426248333333334
 Longitude 72.82073166666666
 Image Taken 24-SEP-2026 22:57:04



Latitude 19.426248333333334
 Longitude 72.82073166666666
 Image Taken 24-SEP-2026 22:56:22

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000358146	VIJAY GOPAL LONDHE	HE012305	25/SEP/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
CC.PDF	HRQ-26-69510_CC_LEG.PDF		
P99000079859.PDF	HRQ-26-69510_P99000079859_LEG.		
REVISED RCU.PDF	HRQ-26-69510_REVISEDRCU_LEG.		
SEARCH REPORT.PDF	HRQ-26-		
VETTING APPROVAL.PDF	HRQ-26-		
LEGAL REPORT.PDF	HRQ-26-69510_LEGALREPORT_LEG.		
BLUE PRINT PLAN C C COPY -HRQ-26-			
FLAT BIFURCATION.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.

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