



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000340146
Customer Name	Soman Sukumaran Nair
BSM/RM Name	

BUILDER DETAILS

Group Name	Rajvansh Infra
Bulider's Name	Rajvansh Infra
Bulider's Grade	C Land 9527896000 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
Rbl Bank	Chinchwad	404400007733	Rajvansh Infra Rera

PROJECT DETAILS

Project Name	Vansh Vastu		
Project Approval No	PUN/26/1642		
Property Address	Sno 70 1a 1 P 70 1a 5 P 70 1a 23 P 70 1b P 70 2a		
Legal Address	Sno 70 1a 1 P 70 1a 5 P 70 1a 23 P 70 1b P And Others Village Kiwale Tal Haveli Dist Pune		
City	Pune	Pincode	412101
Landmark	Oppo Plasah Chsl		
Class Of Locality	MIDDLE CLASS AREA		
Distance from Center of city	28		

RERA DETAILS

RERA Registration Applicable	Yes		
RERA Registration Number	PR12600026	RERA Valid upto	31-MAY-2027
Registration Status	Registered		
Apply For RERA			
Reason for RERA Not Applicable			
RERA Account Updated			
Registration Revocation		Deviation	
Special Condition			

COMPLETION STATUS

Completion Status	Rcc In Progress	Approved Property Use	Residential
Commencement	17-JUN-2026	Proposed Completion	31-MAY-2027
Project ID	511812	Building ID	613679
Building Name	B Building	Flat No/RH No/Plot No	502
Carpet Area(Sq. ft)	415	Floor	5
Land Area	0	Rate	0
Builtup/Salable Area(sq.ft.)	560	Rate	5800
Garden Area (sq.ft.)	0	Rate	0
No of Parking	0	Rate	0
Amenities Cost	0	Unit Type	FLAT
Valuation in Words	Thirty-Two Lac Forty-Eight Thousand	Valuation	3248000
		Collateral Id	

STAGE OF CONSTRUCTION

Description of		%Completion	50	%Recommended	50	Payment Schedule	
Date of Visit	22-AUG-2026	Visited By	PRATHAMDHOTKAR		Visited By Type	In House	
Approved By	Chaitanya Koshatwar(He012261 - Technical Manager)						
Approver's Remark	APPROVED AS RECOMMENDED						
Remarks	1 This Project Is Already Apf With Icici Bank With Apf No Mh/Pun/26/60555 Having Rera No Pr1260002600830 2 Rcc 3rd Slab Completed						
Violation Observed if any	NA						
Unit Remarks							



Latitude 18.667222222222222
 Longitude 73.73777777777778
 Image Taken 22-AUG-2026 13:18:35



Latitude 18.667222222222222
 Longitude 73.73777777777778
 Image Taken 22-AUG-2026 13:18:48

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000340146	SOMAN SUKUMARAN NAIR	HE016263	25/AUG/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
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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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