



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000349848
Customer Name	Vivekanand Premchandra Yadav
BSM/RM Name	

BUILDER DETAILS

Group Name	J M G Realtors Pvt Ltd.
Bulider's Name	J M G Realtors Pvt Ltd
Bulider's Grade	A Land 1234567890 Mobile 01234567890

LAND OWNER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Account Holder Name

BUILDER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Holder Name
Bandhan Bank Limited	Na	20200090952859	J M G Realtors Pvt Ltd

PROJECT DETAILS

Project Name	N G Platinum City Phase V
Project Approval No	TNE/26/139
Property Address	N G Platinum City Phase V Skc Road
Legal Address	
City	Thane Pincode 401209
Landmark	Skc School Junior Degree College
Class Of Locality	MIDDLE CLASS AREA
Distance from Center of city	

RERA DETAILS

RERA Registration Applicable	Yes
RERA Registration Number	PR12410125 RERA Valid upto 01-MAR-2030
Registration Status	Registered
Apply For RERA	
Reason for RERA Not Applicable	
RERA Account Updated	
Registration Revocation	Deviation
Special Condition	

COMPLETION STATUS

Completion Status	Rcc Structure Completed	Approved Property Use	Residential
Commencement		Proposed Completion	
Project ID	486410	Building ID	586250
Building Name	N G Platinum City Phase V Hf2 53	Flat No/RH No/Plot No	402
Carpet Area(Sq. ft)	417	Floor	4
Land Area	0 Rate 0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	626 Rate 6200	Total No of Floors	7
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	0 Rate 0	Valuation	3881200
Amenities Cost	0	Collateral Id	
Valuation in Words	Thirty-Eight Lac Eighty-One Thousand Two Hundred		

STAGE OF CONSTRUCTION

Description of		%Completion	100	%Recommended	100	Payment Schedule	
Date of Visit	15-MAY-2026	Visited By	SIDDHESH SAGVEKAR		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 M/S. J M G Realtors Pvt. Ltd., The Promoter Party Of The One Part And Intended Purchaser, The Allottee Party Of The Other Part. (Read With Note No.3), Along With Registration Receipt, Stamp Duty Paid Receipt Index-Ii li. Original Noc For Mortgage Issued By Builders lii. Copy Of Resolution /Authority Letter Of J M G Realtors Pvt. Ltd., For Signing The Sale Agreement. Oc Awaited						
Violation Observed if any	BANK NAME BANDHAN BANK LIMITED ACCOUNT NO 20200090952859 ACCOUNT TITLE J M G REALTORS PVT LTD						
Unit Remarks							



Latitude 19.41094972222222

Longitude 72.83498583333333

Image Taken 15-MAY-2026 10:07:13



Latitude 19.41094972222222

Longitude 72.83498583333333

Image Taken 15-MAY-2026 10:07:13

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000349848	VIVEKANAND PREMCHANDRA	HE014370	24/SEP/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
LEGAL REPORT.PDF	HRQ-26-11921_LEGALREPORT_LEG.		

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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