



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No 77000367229
Customer Name Abhishek Tiwari
BSM/RM Name

BUILDER DETAILS

Group Name Sambhav Enterprises.
Builder's Name Sambhav Enterprises..
Builder's Grade C Land 7506369274 Mobile 1234567890

LAND OWNER ACCOUNT DETAILS

Bank Name Branch Name Account No Account Holder Name

PROJECT DETAILS

Project Name Abhi Garden 3
Project Approval No TNE/24/550
Property Address Abhi Garden Village Zanzroli Kelwa Road (East)
Legal Address Gut No 3 Part At Zanzroli Palghar
City Thane Pincode 401401
Landmark Near Sona Resort
Class Of Locality MIDDLE CLASS AREA
Distance from Center of city 2

RERA DETAILS

RERA Registration Applicable Yes
RERA Registration Number P9900005345 RERA Valid upto 31-DEC-2028
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 Proposed Completion
Project ID 402436 Building ID 496473
Building Name Abhi Garden 3 Building No 3 B-Wing Flat No/RH No/Plot No B 408
Carpet Area(Sq. ft) 394 Floor 4
Land Area 0 Rate 0 Approved Upto Floor null
Builtup/Salable Area(sq.ft.) 591 Rate 3500 Total No of Floors 7
Garden Area (sq.ft.) 0 Rate 0 Unit Type FLAT
No of Parking 0 Rate 0 Valuation 2068500
Amenities Cost 0 Collateral Id
Valuation in Words Twenty Lac Sixty-Eight Thousand Five Hundred

STAGE OF CONSTRUCTION

Description of		%Completion	63	%Recommended	63	Payment Schedule	
Date of Visit	08-OCT-2026	Visited By	SIDDHESH SAGVEKAR	Visited By Type	In House		
Approved By	Altamas Khan(He005741 - Technical Manager)						
Approver's Remark	RECOMMENDED .						
Remarks	Original Agreement For Sale To Be Executed Between M/S. Sambhav Enterprises, Through Proprietor Mr. Ramvilash D. Singh, The Promoter Party Of The First Part And Intended Purchaser, The Allottee Party Of The Second Part, Alongwith Registration Receipt, Stamp Duty Paid Receipt & Index-li. Original Noc For Mortgage Issued By Builders Sambhav Enterprises Abhi Garden 3 Pool A/C Current Bank Account Developer Idbi Bank 1576102000029139 Approved						
Violation Observed if any	AS PER THE SITE INSPECTION PROJECT IS 63 PC COMPLETED AND 63 PC RECOMMENDED AS 07 RCC SLABS AND 4 FLOORS BW DONE OTHER WIP						
Unit Remarks							



Latitude 19.623741666666668
Longitude 72.79708055555555
Image Taken 08-OCT-2026 09:49:46



Latitude 19.623741666666668
Longitude 72.79708055555555
Image Taken 08-OCT-2026 09:49:46

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000367229	ABHISHEK TIWARI	HE014370	09/OCT/2026

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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