



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000340674
Customer Name	Jamunaprasad Komal Yadav
BSM/RM Name	

BUILDER DETAILS

Group Name	Aditi Realtors.				
Bulider's Name	Aditi Realtors.				
Bulider's Grade	A	Land	1234567890	Mobile	

LAND OWNER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Account Holder Name

PROJECT DETAILS

Project Name	Av Aashirwad Garden		
Project Approval No	TNE/25/812		
Property Address	Av Aashirwad Garden Survey No. 266		
Legal Address			
City	Thane	Pincode	401203
Landmark	Opp Vimal Classic		
Class Of Locality	MIDDLE CLASS AREA		
Distance from Center of city			

RERA DETAILS

RERA Registration Applicable	Yes		
RERA Registration Number	P9900007861	RERA Valid upto	31-DEC-2029
Registration Status	Registered		
Apply For RERA			
Reason for RERA Not Applicable			
RERA Account Updated			
Registration Revocation		Deviation	
Special Condition			

COMPLETION STATUS

Completion Status	Foundation In Progress	Approved Property Use	Residential
Commencement		Proposed Completion	
Project ID	448122	Building ID	545129
Building Name	Av Aashirwad Garden Building No 1 Wing B	Flat No/RH No/Plot No	B SHOP NO 17
Carpet Area(Sq. ft)	162	Floor	0.1
Land Area	0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	243	Total No of Floors	14
Garden Area (sq.ft.)	0	Unit Type	SHOP
No of Parking	0	Valuation	3280500
Amenities Cost	0	Collateral Id	
Valuation in Words	Thirty-Two Lac Eighty Thousand Five Hundred		

STAGE OF CONSTRUCTION

Description of		%Completion	57	%Recommended	57	Payment Schedule	
Date of Visit	13-AUG-2026	Visited By	SIDDHESH SAGVEKAR		Visited By Type	In House	
Approved By	Pramod Naik(He015847 - Regional Technical Manager)						
Approver's Remark	RECOMMENDED						
Remarks	I. Original Agreement To Be Executed Between M/S. Aditi Realtors, A Partnership Firm, Through Its Partners Mr. Amit Vinodanand Mishra, As The Promoter/S And Intended Buyer/S, As The Allottee/S Along With Registration Receipt, Stamp Duty Paid Receipt Index-li. li. Original Noc For Mortgage Issued By Builders. lii. Copy Of Resolution/Authority Letter From M/S. Aditi Realtors For Signing The Sale Agreement. 3 Rcc Slab Completed						
Violation Observed if any	ACCOUNT HOLDER NAME ADITI REALTORS BANK NAME AXIS BANK ACCOUNT NO 924020036166429 ACCOUNT HOLDER NAME ADITI REALTORS BANK NAME AXIS BANK ACCOUNT NO 924020040278785						
Unit Remarks							



Latitude 19.428580833333335
 Longitude 72.80989805555555
 Image Taken 13-AUG-2026 10:37:29



Latitude 19.428580833333335
 Longitude 72.80989805555555
 Image Taken 13-AUG-2026 10:37:29

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000340674	JAMUNAPRASAD KOMAL YADAV	HE005741	22/SEP/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
LEGAL REPORT.PDF	HRQ-25-62422_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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