



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No 77000330281
Customer Name Aditya Anilrao Bhat
BSM/RM Name

BUILDER DETAILS

Group Name Aarohan Builders And Developers
Builder's Name Aarohan Builders And Developers
Builder's Grade B Land 8390652144 Mobile 9922388191

LAND OWNER ACCOUNT DETAILS

Bank Name Branch Name Account No Account Holder Name

BUILDER ACCOUNT DETAILS

Bank Name Branch Name Account No Holder Name
Icici Bank Limited Wardha Road Branch 186605004107 Aarohan Builders And

PROJECT DETAILS

Project Name Deoprakash Summit
Project Approval No NAG/26/2007
Property Address Plot No 2 And 5 Kh No 159/3 159/11-B Mouza
Legal Address Plot No 2 And 5 Kh No 159/3 159/11-B Mouza Somalwada Cts No.594 Sheet No.730 Tah Dist
City Nagpur Pincode 440025
Landmark Near Indian Oil Petrol Pump
Class Of Locality MIDDLE CLASS AREA
Distance from Center of city 8

RERA DETAILS

RERA Registration Applicable Yes
RERA Registration Number P5050007972 RERA Valid upto 31-JUL-2030
Registration Status Registered
Apply For RERA Applied
Reason for RERA Not Applicable
RERA Account Updated Yes
Registration Revocation No Deviation
Special Condition

COMPLETION STATUS

Completion Status	Rcc In Progress	Approved Property Use	Mixed Usage
Commencement		Proposed Completion	
Project ID	525856	Building ID	628312
Building Name	Deoprakash Summit	Flat No/RH No/Plot No	302
Carpet Area(Sq. ft)	949	Floor	3
Land Area	0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	1487	Total No of Floors	15
Garden Area (sq.ft.)	0	Unit Type	FLAT
No of Parking	1	Valuation	7435000
Amenities Cost	0	Collateral Id	
Valuation in Words	Seventy-Four Lac Thirty-Five Thousand		

STAGE OF CONSTRUCTION

Description of		%Completion	27.33	%Recommended	45	Payment Schedule	
Date of Visit	26-SEP-2026	Visited By	NIKHILESHKUKADE		Visited By Type	In House	
Approved By	Hemant Bagde(He018754 - Regional Technical Manager)						
Approver's Remark	OK DISBURSEMENT IN RERA AC						
Remarks	1. This Is A Fresh Apf, 2. Progress- Basement Plus Ground Floor Plus 5th Floor Rcc Work Comp G Plus 3rd Brick Work Comp, B Plus G Plus 13 Floor Bldg, 3.Documents Received- Sale Deed , Sanctioned Building Plan And Cc By Nmc Commencement Certificate Permit No. B.E.(West)/Case No. A-1550/Tracking No. 2024040326/859 Dt. 23/01/2025, Deed Of Deceleration Ngn-4-1265-2025 Dt. 30/01/2025 , Property Card, Maharera Certificate Bearing No. P50500079727 Dt. 21/03/2026. , Legal Scrutiny And Search Report By Adv, Vijay Deshpande						
Violation Observed if any							
Unit Remarks							



Latitude 21.0806313
 Longitude 79.0697356
 Image Taken 26-SEP-2026 17:44:29



Latitude 21.0806313
 Longitude 79.0697356
 Image Taken 26-SEP-2026 17:44:40

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
RERA CERTIFICATE.PDF	HRQ-26-		
SANCTIONED BUILDING	HRQ-26-		
SANCTIONED BUILDING	HRQ-26-		
SITE VISIT PHOTOS.PDF	HRQ-26-		
DEOPRAKASH SUMMIT	HRQ-26-		
DEVPRAKASH SUMMIT APF	HRQ-26-		
LEGAL APPROVAL.PDF	HRQ-26-		
MAHARASHTRA REAL	HRQ-26-		

File Name	Omindoc File Name	Latitude	Longitude
SANCTIONED BUILDING	HRQ-26-		
PR CARD.PDF	HRQ-26-168317_PRCARD_LEG.PDF		
SALE DEED PLOT 2.PDF	HRQ-26-		
SALE DEED PLOT 5.PDF	HRQ-26-		
BUILDER LETTER.PDF	HRQ-26-		
BANK ACCOUNT	HRQ-26-		
COMMENCEMENT	HRQ-26-		
LAND OWNER AND BUILDER	HRQ-26-		

DECLARATION

I/We herby 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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