



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000338802
Customer Name	Rajendra Dnyanoba Satav
BSM/RM Name	

BUILDER DETAILS

Group Name	Manjari Housing Projects Llp.
Bulider's Name	Manjari Housing Projects Llp.
Bulider's Grade	A Land 1234567891 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
Icici Bank	Wakad	777705756619	Godrej Sky Greens Phase 1

PROJECT DETAILS

Project Name	Godrej Sky Greens Phase 1
Project Approval No	PUN/26/1927
Property Address	Sector R5 On Gat No 124 125 127 To 132 137p To 142
Legal Address	Sector R5 On Gat No 124 125 127 To 132 137p To 142 144 And Others Mauje Manjri Kh Gat No
City	Pune Pincode 412307
Landmark	Near Vtp Beaumonde
Class Of Locality	MIDDLE CLASS AREA
Distance from Center of city	

RERA DETAILS

RERA Registration Applicable	Yes
RERA Registration Number	P5210003242 RERA Valid upto 31-DEC-2026
Registration Status	Registered
Apply For RERA	
Reason for RERA Not Applicable	
RERA Account Updated	
Registration Revocation	Deviation
Special Condition	

COMPLETION STATUS

Completion Status		Approved Property Use	Residential
Commencement		Proposed Completion	
Project ID	512940	Building ID	615290
Building Name	Tower 7	Flat No/RH No/Plot No	2808
Carpet Area(Sq. ft)	622	Floor	28
Land Area	0 Rate 0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	839 Rate 7500	Total No of Floors	32
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	1 Rate 500000	Valuation	6792500
Amenities Cost	0	Collateral Id	
Valuation in Words	Sixty-Seven Lac Ninety-Two Thousand Five Hundred		

STAGE OF CONSTRUCTION

Description of		%Completion	95.15	%Recommended	95	Payment Schedule	
Date of Visit	11-SEP-2026	Visited By	SHUBHAMARABALE		Visited By Type	In House	
Approved By	Pranav Purohit(He018418 - Regional Technical Manager)						
Approver's Remark	APPROVED AS RECOMMENDED						
Remarks	1) This Project Is Already?Apf?With Icici Bank With?Apf?No Pun/22/770 Project Id 317149. 2) 2) All The Documents Are Referred From Omnidocs Dump And Maharera 3) Following Documents To Be Collected For Disbursement A) Original Noc From Developer B) Original Own Contribution Reciepts C) Orginal Reg Agreement To Sale On The Name Of Applicant. D) Take Cf Noc From Icici Bank						
Violation Observed if any	3 LITIGATIONS ARE OBSERVED ON RERA.						
Unit Remarks							



Latitude 18.540884000000002
 Longitude 73.981168
 Image Taken 11-SEP-2026 16:31:14



Latitude 18.540884000000002
 Longitude 73.981168
 Image Taken 11-SEP-2026 16:31:14

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000338802	RAJENDRA DNYANOBA SATAV	HE013757	26/SEP/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
1438_26_MAIN_SEPT_APF_4_HRQ-26-			

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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