ICICI Home Finance

Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000349447
Customer Name	Omesh Kisan Paighan
BSM/RM Name	

BUILDER DETAILS

Group Name	Vyankatesh Homes Llp				
Bulider's Name	Vyankatesh Homes Llp				
Bulider's Grade	C	Land	1234567890	Mobile	

LAND OWNER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Account Holder Name
State Bank Of India	Washim Branch	37564562090	Vyankatesh Home Llp

PROJECT DETAILS

Project Name	Vyankatesh Homes		
Project Approval No	AKL/22/9		
Property Address	Plot No. 1 Survey No. 392/1		
Legal Address	Plot No. 1, Survey No. 392/1, Village Washim-3, Kondala Road, Tq And Dist Washim, 444505		
City	Akola	Pincod	444505
Landmark	Near Sunder Watika		
Class Of Locality	MIDDLE CLASS AREA		
Distance from Center of city	3		

RERA DETAILS

RERA Registration Applicable	No		
RERA Registration Number		RERA Valid upto	
Registration Status			
Apply For RERA			
Reason for RERA Not Applicable	Oc Or Cc Obtained.		
RERA Account Updated	No		
Registration Revocation	No	Deviation	
Special Condition	OC RECEIVED		

COMPLETION STATUS

Completion Status				Approved Property Use	Mixed Usage
Commencement				Proposed Completion	
Project ID	316710			Building ID	401311
Building Name	Vyankatesh Homes			Flat No/RH No/Plot No	FLAT NO 401, WING A 2, FOURTH
Carpet Area(Sq. ft)	444			Floor	4
Land Area	0	Rate	0	Approved Upto Floor	5
Builtup/Salable Area(sq.ft.)	555	Rate	5550	Total No of Floors	5
Garden Area (sq.ft.)	0	Rate	0	Unit Type	FLAT
No of Parking	0	Rate	0	Valuation	3080250
Amenities Cost	0			Collateral Id	
Valuation in Words	Thirty Lac Eighty Thousand Two Hundred Fifty				

STAGE OF CONSTRUCTION

Description of		%Completion	100	%Recommended	100	Payment Schedule	
Date of Visit	08-SEP-2026	Visited By	AKSHAYDHANOKAR	Visited By Type	In House		
Approved By	Ashay Khade(He002951 - Technical Manager)						
Approver's Remark	OK						
Remarks	(1) Builder Cat (A/B/C/D) B Total Floors Approved Wing A1, B1 Ground 05 Floors Wing A2, B2, B3, B4 Ground 04 Floors, Total No. Of Units 06 Buildings, Legal Agency Name Adv V.N. Biyani, G.V. Biyani (2) Provided Copy Of Dod Ref No. 2252/2021, Approved Building Plan Building Permission Letter By Municipal Council Washim Reg No. 3274/2021 Dated 23/03/2021. Construction Stage Of Building Is 100 Percent Complete 100 Percent Recommended.						
Violation Observed if any							
Unit Remarks	Construction Stage Of Building Is 100 Percent Complete 100 Percent Recommended.						

Latitude	20.139320277777777
Longitude	77.1280736111111
Image Taken	08-SEP-2026 08:36:46

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Longitude	77.1280736111111
Image Taken	08-SEP-2026 08:36:46

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000349447	OMESH KISAN PAIGHAN	HE018184	10/SEP/2026

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.

DISCAIMER: 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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