



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000343392
Customer Name	Vinod Parasram Wankhade
BSM/RM Name	

BUILDER DETAILS

Group Name	Dream City Infra Projects
Bulider's Name	Dream City Infra Projects
Bulider's Grade	C Land 9890438786 Mobile

LAND OWNER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Account Holder Name
Icici Bank	Main Branch Durga Chawk	052005011019	Dream City Infra Project

BUILDER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Holder Name
Icici Bank	Main Branch Durga Chawk	052005011019	Dream City Infra Project

PROJECT DETAILS

Project Name	Dream City Infra Projects Phase 3, 10 Row
Project Approval No	AKL/26/1861
Property Address	Plot No 1 Survey No 70/2 Gut No 182 And 184/1
Legal Address	Mouje Shivapur Field Survey No 70/2 Gut No 182 184/1 At Shivapur Tq And Dist Akola
City	Akola Pincode 444001
Landmark	Near Shivapur Bus Stop
Class Of Locality	MIDDLE CLASS AREA
Distance from Center of city	10

RERA DETAILS

RERA Registration Applicable	Yes
RERA Registration Number	P5010012061 RERA Valid upto 11-MAR-2027
Registration Status	Registered
Apply For RERA	
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	Residential
Commencement	21-MAY-2026	Proposed Completion	31-DEC-2026
Project ID	512620	Building ID	614807
Building Name	Dream City Infra Projects Phase 3, 10 Row	Flat No/RH No/Plot No	RB1
Carpet Area(Sq. ft)	1222	Floor	1
Land Area	1001 Rate 0	Approved Upto Floor	1
Builtup/Salable Area(sq.ft.)	1528 Rate 3600	Total No of Floors	2
Garden Area (sq.ft.)	0 Rate 0	Unit Type	ROW HOUSE
No of Parking	0 Rate 0	Valuation	5500800
Amenities Cost	0	Collateral Id	
Valuation in Words	Fifty-Five Lac Eight Hundred		

STAGE OF CONSTRUCTION

Description of		%Completion	40	%Recommended	40	Payment Schedule	
Date of Visit	03-SEP-2026	Visited By	MAYURNAKPURE	Visited By Type	In House		
Approved By	Ashay Khade(He002951 - Technical Manager)						
Approver's Remark	OK						
Remarks	1) It Is Builder Purchase Under Construction Case, As On Date Gf Brickwork And Rcc Work Is Completed Upto Slab Level We Have Received Ats Between Vinod Parasram Wankhade And Dream City Infra Project 2) We Have Received Buildg Permission And Sanctioned Buildg Plan Of G Plus 1 Floor Of 10 Row Houses Scheme Of Approval No 1565104 Dt. 21/05/2026 Approved By Adtp Akola. 2) We Have Received Dod Of 10 Row House Scheme Of Docket No 3023-2026 Dt 22/05/2026. 3) We Have Received Na Order And Layout Map Of Building 21 Of Mrc No Nap34/Shivapur/7/2005-06 Dt. 05/10/2006 Approved By Sdo Akola. 4) We Have Received Rera Certificate Of Rera No P50100120614. 5) We Have Received Sale Deed Of Fs No 184/1 182 Of Docket No 1498-2024 And Docket No 2827-2022. 6) As On Date Plinth Is Completed, Rcc Column Is Completed Upto Lintel Level. Brickwork And Gf Slab Shuttering Work Is In Progress						
Violation Observed if any	NA						
Unit Remarks							



Latitude 20.650097777777777
 Longitude 77.03642138888888
 Image Taken 03-SEP-2026 14:05:55



Latitude 20.650097777777777
 Longitude 77.03642138888888
 Image Taken 03-SEP-2026 14:05:45

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000343392	VINOD PARASRAM WANKHADE	HE018184	03/SEP/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
DOD (1)_COMPRESSED.PDF	HRQ-26-	NULL	NULL
APF DREAM CITY INFRA	HRQ-26-		
1769689397_DDMCO-23-	HRQ-26-		
DOD (1)_COMPRESSED (1).	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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