



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000336530
Customer Name	Prajval Santosh Kshirshangar
BSM/RM Name	

BUILDER DETAILS

Group Name	Nisarg Royal Developers
Bulider's Name	Nisarg Royal Developers
Bulider's Grade	B Land 8180060606 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
Dcb	Chinchwad	31322000000259	Nisarg Royal Developers
Dcb Bank	Chinchwad	31321900000055	Nisarg Royal Developers

PROJECT DETAILS

Project Name	Royal Square
Project Approval No	WAN/24/236
Property Address	Gat No 118 120 121 Moshi Alandi Road
Legal Address	Gat No 118, 120, 121at Moshi, Haveli, Pune,412105
City	Pune Pincode 412105
Landmark	Opposite To Hotel Classio Restaurant And Bar
Class Of Locality	MIDDLE CLASS AREA
Distance from Center of city	

RERA DETAILS

RERA Registration Applicable	Yes
RERA Registration Number	P5210004637 RERA Valid upto 30-MAY-2028
Registration Status	Registered
Apply For RERA	Applied
Reason for RERA Not Applicable	
RERA Account Updated	Yes
Registration Revocation	No Deviation
Special Condition	

COMPLETION STATUS

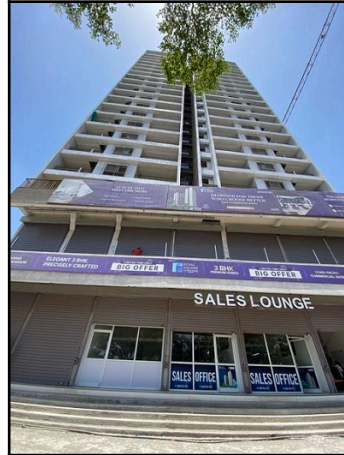
Completion Status	Painting Work In Progress	Approved Property Use	Mixed Usage
Commencement	22-JUN-2022	Proposed Completion	30-MAY-2028
Project ID	410172	Building ID	504505
Building Name	Commercial With Wing A And Wing B	Flat No/RH No/Plot No	A1602
Carpet Area(Sq. ft)	953	Floor	16
Land Area	0 Rate 0	Approved Upto Floor	21
Builtup/Salable Area(sq.ft.)	1286 Rate 5800	Total No of Floors	21
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	1 Rate 400000	Valuation	7858800
Amenities Cost	0	Collateral Id	
Valuation in Words	Seventy-Eight Lac Fifty-Eight Thousand Eight Hundred		

STAGE OF CONSTRUCTION

Description of		%Completion	92.08	%Recommended	92	Payment Schedule	
Date of Visit	06-AUG-2026	Visited By	AJAYKAVAL	Visited By Type	In House		
Approved By	Pranav Purohit(He018418 - Regional Technical Manager)						
Approver's Remark	APPROVED						
Remarks	As Per Legal Report Provided By Flairnetic Advocates. Following Documents Need To Be Submitted Prior To Disbursal Of Loan Disbursement Of The Loan: - 1. Original Release Letter Issued By Dcb Bank Limited, Releasing Its Charge Over The Subject Property. 2. Original Own Contribution Receipts 3. Original Permission To Mortgage Issued By ?Mr. Sujitvasantrao Patil, Mr. Tukaramchandartupe, Mr. Sajidgulab Bhagwan, Mr. Ashok Kumar Ratansi Patel (Pokar), Mr. Himatlalratansi Patel (Pokar), Mr. Ayantilalagopalbhai Patel, Mr. Pravinjayantilalpokar, Mr. Harehdevchand Chaudhary And Mr. Navinkumarkalyanji Patel As The Partners Of M/S. Nisarg Royal Developers And For Themselves?, In Favour Of Ici Hfc Ltd 4. Original Registered Agreement Executed Between M/S. Nisarg Royal Developers And Flat/Shop Purchaser.						
Violation Observed if any	PROJECT LOAN IS AVAILED BY DEVELOPER FROM DCB BANK VIDE MORTGAGE DEED DATED 29/03/2023 (REG. NO HVL 18/5694/2023) MR. SUJITVASANTRAO PATIL, MR. TUKARAMCHANDARTUPE, MR. SAJIDGULAB BHAGWAN, MR. ASHOK KUMAR RATANSI PATEL (POKAR), MR. HIMATLALRATANSI PATEL (POKAR), MR. JAYANTILALAGOPALBHAI PATEL, MR. PRAVINJAYANTILALAPOKAR, MR. HARESHDEVCHAND CHAUDHARY AND MR. NAVINKUMARKALYANJI PATEL AS THE PARTNERS OF M/S. NISARG ROYAL DEVELOPERSHAS. ALSO AS PER LEGAL SEARCH CONDUCTED FOR 13 YEARS AND ONLINE SEARCH CHALLAN NO. MH013619191202324EDATED 10/01/2024 AND CHALLAN NO. MH015203714202324U ARE ALSO CONDUCTED.						
Unit Remarks							



Latitude 18.678102777777777
 Longitude 73.85561388888888
 Image Taken 06-AUG-2026 12:23:00



Latitude 18.678816666666666
 Longitude 73.85589722222221
 Image Taken 06-AUG-2026 12:22:00

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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