ICICI Home Finance

Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	4600000305
Customer Name	Atul Shankar Shirke
BSM/RM Name	

BUILDER DETAILS

Group Name	J D Crown				
Bulider's Name	J D Crown				
Bulider's Grade	C	Land	8907867171	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
Idbi Bank	Phaltan	0468102000008594	J D Crown
Icici Bank	Phaltan	645205061651	Maharaja Multi State
Icici Bank	Phaltan	645205061670	Shri Sadguru Haribuva

PROJECT DETAILS

Project Name	J D Crown		
Project Approval No	SRA/25/1862		
Property Address	J D Crown S No 66/2/2a		
Legal Address	J D Crown S No 66/2/2a At Bhadkamkarnagar Phaltan Taluka Phaltan District Satara		
City	Satara	Pincod	415523
Landmark	Pyramid Chowk		
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	Yes		
Registration Revocation	No	Deviation	
Special Condition			

COMPLETION STATUS

Completion Status	Flooring In Progress			Approved Property Use	Residential
Commencement	30-AUG-2020			Proposed Completion	30-JUN-2026
Project ID	472771			Building ID	571249
Building Name	J D Crown			Flat No/RH No/Plot No	A14
Carpet Area(Sq. ft)	609			Floor	2
Land Area	0	Rate	0	Approved Upto Floor	4
Builtup/Salable Area(sq.ft.)	792	Rate	3800	Total No of Floors	3
Garden Area (sq.ft.)	0	Rate	0	Unit Type	FLAT
No of Parking	0	Rate	0	Valuation	3009600
Amenities Cost	0			Collateral Id	
Valuation in Words	Thirty Lac Nine Thousand Six Hundred				

STAGE OF CONSTRUCTION

Description of		%Completion	100	%Recommended	100	Payment Schedule	
Date of Visit	19-MAR-2026	Visited By	YATIRAJBANDGAR	Visited By Type	In House		
Approved By	Chaitanya Koshatwar(He012261 - Technical Manager)						
Approver's Remark	OK AS RECOMMENDED - DISBURSEMENT TO BE DONE ONLY AFTER PROJECT IS RELEASED FROM ABEYANCE BY RERA						
Remarks	1) Copy Of Digitallly Signed Sanctioned Building Plan With Cc With No Cbspc/B/2019/Apl/00027 Dt 31/05/2019 Issued By Phaltan Municipal Council 2) Copy Of Poa With No 2287/2024 Dt 10/04/2024 Between J D Crown Through Its Partner Pooja Deepak Jethwani With Four Others 3) Copy Of Correction Partnership Deed In Between J D Crown Through Its Parters I) Deepak Relumal Jethwani Ii) Pooja Deepak Jethwani Iii) Mukesh Relumal Jethwani Iv) Rohit Relumal Jethwani V) Aarati Mukesh Jethwani 4) Copy Of Release Deed With No 1001/2023 Dt 31/03/2023 Executed By Gehana Rohit Jethwani And Garve Rohit Jethwani Though Their Legal Guardian Rohit Jethwani In Favor Of Rohit Relumal Jethwani 5) Copy Of Rera Certificate With No P52700026214 Commencing From 30/08/2020 And Ending With 31/12/2025 6) Part Occupancy Received With No Cbspc/Po/2026/Apl/00018 Dt 24/7/2026 Issued By Phaltan Municipal Council Up To Third Floor						
Violation Observed if any	1) OBSERVING RERA WEBSITE ABOUT PROJECT J D CROWN I OBSERVE THAT THIS PROJECT IS KEPT IN ABEYANCE BANK ACCOUNT OF THIS PROJECT IS FROZEN AND PROMOTOR IS PROHIBITED TO EXECUTE AGREEMENT FOR SALE/SALE DEED WITH BUYERS, TILL FURTHER COMPLIANCE DONE BY THE PROMOTER AND DEVELOPER PAID PENTALY TO MAHA RERA FOR QPR AND SAME IS ATTACHED IN DOCUMENTS 2) COMPLETION AND RECOMMENDED STAGE IS 100 PERCENT						
Unit Remarks							

Latitude	17.979006
Longitude	74.42134300000001
Image Taken	21-AUG-2025 17:56:58

Latitude	17.979193277777775
Longitude	74.42120469444446
Image Taken	21-AUG-2025 17:57:24

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
4600000305	ATUL SHANKAR SHIRKE	HE003179	02/SEP/2026

OMNIDOCS FILES

File Name	Omindoc File Name	Latitude	Longitude
JD CROWN APF.PDF	HRQ-25-		

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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