



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No 77000358722
Customer Name Preetam Prolay Das
BSM/RM Name

BUILDER DETAILS

Group Name Shree Ashoka Infra
Builder's Name Shree Ashoka Infra
Builder's Grade B Land 1234567890 Mobile 01234567890

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 Ltd Na 0649102000021243 Shree Ashoka Infra

PROJECT DETAILS

Project Name Ashoka Iconic
Project Approval No TNE/25/1828
Property Address Ashoka Iconic S No 131 1
Legal Address
City Thane Pincode 401209
Landmark Opp Chandresh Vaibhav
Class Of Locality MIDDLE CLASS AREA
Distance from Center of city

RERA DETAILS

RERA Registration Applicable Yes
RERA Registration Number P9900008063 RERA Valid upto 31-DEC-2029
Registration Status Registered
Apply For RERA
Reason for RERA Not Applicable
RERA Account Updated
Registration Revocation Deviation
Special Condition

COMPLETION STATUS

Completion Status	Rcc In Progress	Approved Property Use	Residential
Commencement		Proposed Completion	
Project ID	472674	Building ID	571124
Building Name	Ashoka Iconic A And B Wing	Flat No/RH No/Plot No	B 1907
Carpet Area(Sq. ft)	537	Floor	19
Land Area	0 Rate 0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	806 Rate 7760	Total No of Floors	21
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	0 Rate 0	Valuation	6254560
Amenities Cost	0	Collateral Id	
Valuation in Words	Sixty-Two Lac Fifty-Four Thousand Five Hundred Sixty		

STAGE OF CONSTRUCTION

Description of		%Completion	58	%Recommended	58	Payment Schedule	
Date of Visit	23-SEP-2026	Visited By	SIDDHESH SAGVEKAR	Visited By Type	In House		
Approved By	Altamas Khan(He005741 - Technical Manager)						
Approver's Remark	OK AS RECOMMENDED						
Remarks	I. Original Agreement For Sale To Be Executed Between M/S. Shree Ashoka Infra Through Its Partners Mr. Kanheyala Poonamchand Kothari, As The Promoter And Intending Party Of The Other Part, Along With Registration Receipt, Stamp Duty Paid Receipt Index-li. li. Original Noc For Mortgage Issued By M/S. Shree Ashoka Infra Through Its Partners Mr. Kanheyala Poonamchand Kothari. lii. Copy Of Resolution/Authority Letter From All The Partners Of M/S. Shree Ashoka Infra For Signing The Sale Agreement. 15 Rcc Slabs And 09th Floors Bw Completed						
Violation Observed if any	BANK NAME IDBI BANK LTD ACCOUNT NO 0649102000021243 ACCOUNT TITLE SHREE ASHOKA INFRA						
Unit Remarks							



Latitude 19.412326666666665
Longitude 72.82619833333332
Image Taken 23-SEP-2026 17:15:28



Latitude 19.412326666666665
Longitude 72.82619833333332
Image Taken 23-SEP-2026 17:15:28

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000358722	PREETAM PROLAY DAS	HE014370	26/SEP/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
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ASHOKA ICONIC -APF (1).PDFHRQ-25-142410_ASHOKAICONIC-

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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