ICICI Home Finance

Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000343855
Customer Name	Venkatesh Naik
BSM/RM Name	

BUILDER DETAILS

Group Name	Galaxy Shine Developers				
Bulider's Name	Galaxy Shine Developers				
Bulider's Grade	C	Land	1234567890	Mobile	123456789022

LAND OWNER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Account Holder Name

BUILDER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Holder Name
Karnataka Bank Ltd	Boisar	0893202500004901	Galaxy Shine Developers

PROJECT DETAILS

Project Name	Galaxy Emperia Phase 2		
Project Approval No	BHO/26/825		
Property Address	Galaxy Emperia Phase 2 S No 7/1a Village Boisar		
Legal Address			
City	Bhoisar	Pincod	401501
Landmark	Rajat Park		
Class Of Locality	MIDDLE CLASS AREA		
Distance from Center of city	1.1		

RERA DETAILS

RERA Registration Applicable	Yes		
RERA Registration Number	PR12400025	RERA Valid upto	30-JUN-2028
Registration Status	Registered		
Apply For RERA	Applied		
Reason for RERA Not Applicable			
RERA Account Updated			
Registration Revocation		Deviation	
Special Condition			

COMPLETION STATUS

Completion Status	Flooring In Progress			Approved Property Use	Residential
Commencement				Proposed Completion	
Project ID	501195			Building ID	602118
Building Name	Building No. 5			Flat No/RH No/Plot No	203
Carpet Area(Sq. ft)	408			Floor	2
Land Area	0	Rate	0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	592	Rate	3600	Total No of Floors	4
Garden Area (sq.ft.)	0	Rate	0	Unit Type	FLAT
No of Parking	0	Rate	0	Valuation	2131200
Amenities Cost	0			Collateral Id	
Valuation in Words	Twenty-One Lac Thirty-One Thousand Two Hundred				

STAGE OF CONSTRUCTION

Description of		%Completion	80	%Recommended	80	Payment Schedule	
Date of Visit	16-JUL-2026	Visited By	ABHISHEKSANE	Visited By Type	In House		
Approved By	Altamas Khan(He005741 - Technical Manager)						
Approver's Remark	OK AS RECOMMENDED.						
Remarks	1. Original Agreement For Sale To Be Executed Between M/S. Galaxy Shine Developers, As The Promoter And Intended Buyer/S, As The Allottee/S, Along With Registration Receipt, Stamp Duty Paid Receipt Index-Ii. 2. Original Noc For Mortgage Issued By Builders. 3. Copy Of Resolution/Authority Letter From All The Member Of M/S. Galaxy Shine Developer For Signing The Sale Agreement. Rcc Bw Plaster Completed Other Wip						
Violation Observed if any							
Unit Remarks							

Latitude	19.8067
Longitude	72.7641
Image Taken	16-JUL-2026 13:18:14

Latitude	19.806421
Longitude	72.7646
Image Taken	16-JUL-2026 13:13:01

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000343855	VENKATESH NAIK	HE014370	05/SEP/2026

OMNIDOCS FILES

File Name	Omindoc File Name	Latitude	Longitude
GALAXY EMPERIA PHASE-II	HRQ-26-		
FW_ MERIT APF VETTING	HRQ-26-		

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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