



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000353360
Customer Name	Prashant Shankar Jangam
BSM/RM Name	

BUILDER DETAILS

Group Name	Laxmi Builders And Developers
Bulider's Name	Laxmi Builders And Developers
Bulider's Grade	C Land 1234567890 Mobile

LAND OWNER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Account Holder Name
Gp Parsik Sahakari Bank Ltd	Kalwa	010010100030725	Chaudhary Kaluram Rama

BUILDER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Holder Name
Icici Bank	Wagle Estate Thane Icici0001887	777705202205	Laxmi Builders And

PROJECT DETAILS

Project Name	Laxmi Aangan- Mahanadi Krishna And Ganga		
Project Approval No	TNE/24/662		
Property Address	Survey No 4 Hissa No 10c Village Dawale Diva East		
Legal Address	Survey No 4 Hissa No 10c Village Dawale Diva East Thane 400612		
City	Thane	Pincode	400612
Landmark	Nirman Nagari		
Class Of Locality	MIDDLE CLASS AREA		
Distance from Center of city			

RERA DETAILS

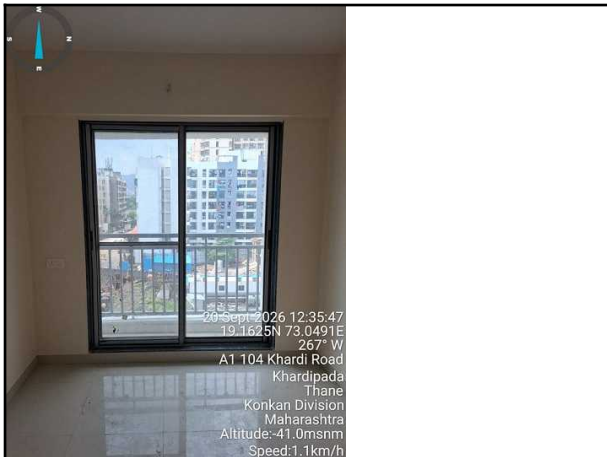
RERA Registration Applicable	Yes
RERA Registration Number	P5170004545 RERA Valid upto 31-MAR-2027
Registration Status	Registered
Apply For RERA	
Reason for RERA Not Applicable	
RERA Account Updated	Yes
Registration Revocation	Deviation
Special Condition	

COMPLETION STATUS

Completion Status	Final Finishing - Wip	Approved Property Use	Mixed Usage
Commencement		Proposed Completion	
Project ID	409387	Building ID	503626
Building Name	Laxmi Aangan Krishna	Flat No/RH No/Plot No	505
Carpet Area(Sq. ft)	370	Floor	5
Land Area	0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	639	Total No of Floors	16
Garden Area (sq.ft.)	0	Unit Type	FLAT
No of Parking	0	Valuation	4102380
Amenities Cost	0	Collateral Id	
Valuation in Words	Forty-One Lac Two Thousand Three Hundred Eighty		

STAGE OF CONSTRUCTION

Description of		%Completion	100	%Recommended	100	Payment Schedule	
Date of Visit	22-SEP-2026	Visited By	SHWETAMOHITE	Visited By Type	In House		
Approved By	Akshay Shirsat(He011169 - Technical Manager)						
Approver's Remark	RECOMMENDED .						
Remarks	1 Original Registered Agreement For Sale Dated Made Between M/S. Laxmi Builders Developers And Mr Mrs As The Purchaser Duly Signed By Authorized Signatory Duly Appointed Under Legal Valid Power Of Attorney And The Purchaser S 2 Original Stamp Duty Payment Receipt Issued In The Name S Of Purchaser S 3 Original Lodgment Receipt Issued In The Name S Of Purchaser S 4 Original Index li Issued In The Name S Of Purchaser S With Regards The Aforesaid Registered Agreement 5 Original Noc Issued By Ms Laxmi Builders Developers In Issued To Ici Housing Finance Company Ltd For Mortgage Of The Said Flat To Ici Housing Finance Company Ltd 6 Original Payment Receipt S M S Laxmi Builders Developers In As The Developers Issued In The Name S Of Purchaser S 7 Certified Copy Of Completion Occupancy Certificate Wherever Applicable 8 Bifurcation List Of Flat Between Landowner And Developer Duly Signed By Both Parties						
Violation Observed if any	ICICI BANK LAXMI BUILDERS AND DEVELOPERS A/C 777705202205 IFSC CODE ICIC0001887 BRANCH WAGLE ESTATE THANE KRISHNA BUILDING IS FULLY COMPLETED OC NO. TMCB/PO/2025/APL/00201 DATED 19.12.2025 ISSUED BY TMC LANDLORD FLAT DETAILS BANK GP PARSIK SAHAKARI BANK LTD. BRANCH KHARIGAON ACCOUNT NO. 010010100030725 FAVOURING NAME CHAUDHARY KALURAM RAMA IFSC PJSB0000012. FLAT NO. 403 BELONGS TO LANDLORD. RCM OTC APPROVAL. POSITIVE RCU OF ACCOUNT FAVOURING TO BE DOCUMENTED BEFORE CHEQUE HAND OVER.						
Unit Remarks							



Latitude 19.162356992159037
Longitude 73.04944016039481
Image Taken 15-JUN-2024 15:46:54



Latitude 19.162356992159037
Longitude 73.04944016039481
Image Taken 15-JUN-2024 15:46:54

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000353360	PRASHANT SHANKAR JANGAM	HE018636	24/SEP/2026

OMNIDOCs FILES			
File Name	Omindoc File Name	Latitude	Longitude
IHFC_DISTRIBUTION ASSET	HRQ-24-	19.162356992159037	73.04944016039481
IMG-20240621-	HRQ-24-102413_IMG-20240621-	19.162356992159037	73.04944016039481
IMG-20240621-WA0013.JPG	HRQ-24-102413_IMG-20240621-	19.162356992159037	73.04944016039481
IMG-20240621-WA0016.JPG	HRQ-24-102413_IMG-20240621-		
LAXMI AANGAN- APF (1) DS.	HRQ-24-102413_LAXMIAANGAN-	12.997943333333332	77.69412972222223
100%.PDF	HRQ-24-102413_100%_OTH.PDF	NULL	NULL
INBOX - ASHISH PATIL _	HRQ-24-	NULL	NULL

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.

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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