


APF INDIVIDUAL UNIT REPORT
APF TECHNICAL REPORT

Application No 77000342044
 Customer Name Mahanteshwar Baburao Nilkanthe
 BSM/RM Name

BUILDER DETAILS

Group Name Royal Group..
 Bulider's Name Royal Group..
 Bulider's Grade B Land 9654632571 Mobile

LAND OWNER ACCOUNT DETAILS

Bank Name Branch Name Account No Account Holder Name

PROJECT DETAILS

Project Name Abhiman Vishwa
 Project Approval No PUN/26/1991
 Property Address Gat No 752 1651 P Tal Haveli Dist Pune
 Legal Address Gat No 752 1651 Part Chikhali Tal Haveli Dist Pune 411062
 City Pune Pincode 411062
 Landmark Near Indraprasth Hall
 Class Of Locality MIDDLE CLASS AREA
 Distance from Center of city 27

RERA DETAILS

RERA Registration Applicable Yes
 RERA Registration Number PM12600025 RERA Valid upto 31-DEC-2028
 Registration Status Registered
 Apply For RERA
 Reason for RERA Not Applicable
 RERA Account Updated
 Registration Revocation Deviation
 Special Condition PM1260002500915 RERA NO

COMPLETION STATUS

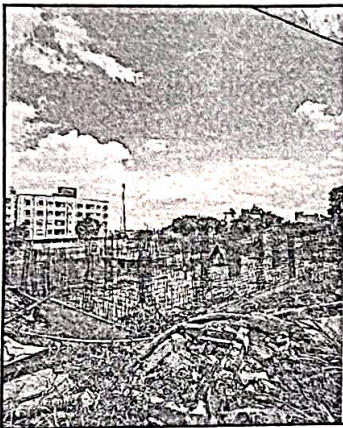
Completion Status	Approved Property Use	Residential
Commencement	Proposed Completion	
Project ID 525107	Building ID	627516
Building Name Wing B	Flat No/RH No/Plot No	305
Carpet Area(Sq. ft) 429	Floor	3
Land Area 0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.) 580	Total No of Floors	13
Garden Area (sq.ft.) 0	Unit Type	FLAT
No of Parking 0	Valuation	3074000
Amenities Cost 0	Collateral Id	
Valuation in Words Thirty Lac Seventy-Four Thousand		

STAGE OF CONSTRUCTION

Description of	%Completion	35	%Recommended	35	Payment Schedule
Date of Visit	24-SEP-2026	Visited By	MOHAMMADASHRAF	Visited By Type	In House
Approved By	Pranav Purohit(He018418 - Regional Technical Manager)				
Approver's Remark	APPROVED AS RECOMMENDED				
Remarks	This Project Is Already Apf With Icici Bank With Apf No Mh/Pun/26/57459				

Violation
Observed if
any

Unit
Remarks



Latitude 18.689194444444446
Longitude 73.81138611111111
Image Taken 24-SEP-2026 10:58:30



Latitude 18.689194444444446
Longitude 73.81138611111111
Image Taken 24-SEP-2026 10:58:30

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000342044	MAHANTESHWAR BABURAO	HE016295	26/SEP/2026

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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