



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No 77000302204
Customer Name Prathmesh Ramakant Gurav
BSM/RM Name

BUILDER DETAILS

Group Name Sakshi Nitin Malgundkar
Builder's Name Sakshi Nitin Malgundkar
Builder's Grade C Land 9967646305 Mobile 7776943121

LAND OWNER ACCOUNT DETAILS

Bank Name Branch Name Account No Account Holder Name

BUILDER ACCOUNT DETAILS

Bank Name Branch Name Account No Holder Name
Kotak Mahindra Bank Andheri (E) Mumbai 8950291882 Sakshi Nitin Malgundkar

PROJECT DETAILS

Project Name Laxmi Apartment
Project Approval No RTG/26/1457
Property Address R S No 344/A/1/11 344/A/1/12
Legal Address R S No 344/A/1/11 344/A/1/12 C S No 1984 1984/1 1984/2 1984/3
City Ratnagiri Pincode 415612
Landmark Teli Ali
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 Area Less Than 500 Sq.M.
RERA Account Updated No
Registration Revocation No Deviation
Special Condition

COMPLETION STATUS

Completion Status	Rcc In Progress	Approved Property Use	Residential
Commencement	07-NOV-2025	Proposed Completion	07-NOV-2027
Project ID	511286	Building ID	612955
Building Name	Laxmi Apartment	Flat No/RH No/Plot No	FLAT NO105
Carpet Area(Sq. ft)	265	Floor	1
Land Area	0	Approved Upto Floor	7
Builtup/Salable Area(sq.ft)	371	Total No of Floors	7
Garden Area (sq.ft)	0	Unit Type	FLAT
No of Parking	0	Valuation	1484000
Amenities Cost	0	Collateral Id	
Valuation in Words	Fourteen Lac Eighty-Four Thousand		

STAGE OF CONSTRUCTION

Payment Schedule

%Recommended 35

Visited By Type

In House

Description of

Date of Visit

Approved By

Approver's

Remark

Remarks

%Completion 34.29

Visited By AMITPATIL

Pranav Purohit(He018418 - Regional Technical Manager)

APPROVED AS RECOMMENDED

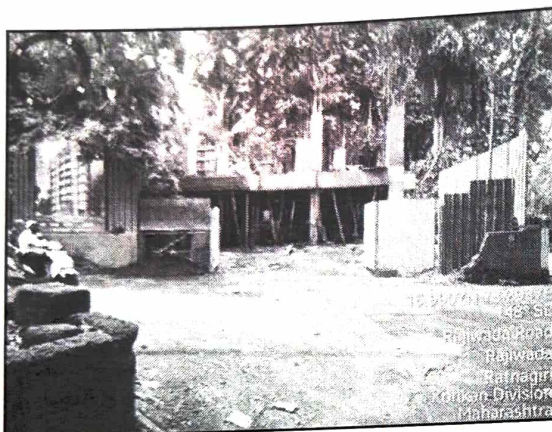
Legal By Adv Sudhir P Rasal 1 Development Agreement Reg No 6847 2025 Dt 15 10 2025 Executed Bw Sakshi Malgundkar And Prashant Pawaskar With 70ther 2 Poa Reg No 6848 2025 Dt 15 10 2025 3 7 12 And 8a Extract For S No 344 A 1 11 And 12 4 Mutation Entries 5 Property Card For Cs No 1984 1984 1 1984 2 1984 3 6 Ratnagiri Council Issued The Construction Permission Date 7 11 2025 And Digitally Signed Building Plan 7 All Copy Ofdocuments Provided As Per Legal 8 Cheque Favouring Ac No 8950291882 Sakshi Nitin Malgundkar With Saving Account On Kotak Mahindra Bank Branch Andheri East Mumbai 9 Correct Geotag 16 990981 73 293768 10 Noc Of Bank Of India Ratnagiri To Be Documented Before Funding Any Unit

Violation

Observed if any

Unit

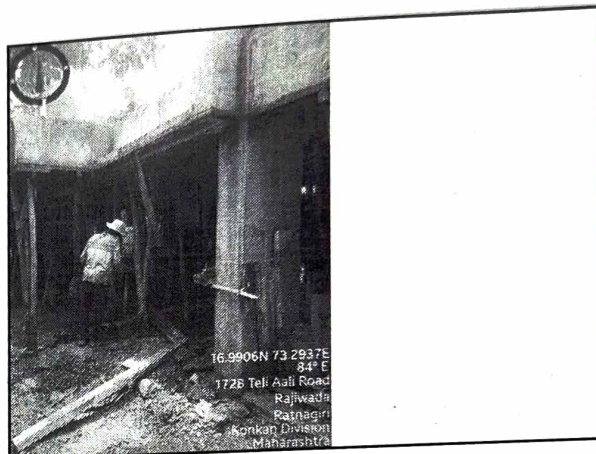
Remarks



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PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000302204	PRATHMESH RAMAKANT GURAV	HE010059	23/JUL/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
APF (16).PDF	HRQ-26-114975-APF16_LEG.PDF		
LAXMIAPARTMENT (1).PDF	HRQ-26-		