



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000336440
Customer Name	Rakesh Kumar Prajapati
BSM/RM Name	

BUILDER DETAILS

Group Name	Shantee Homes Realty Llp Vasai West
Bulider's Name	Shantee Homes Realty Llp Vasai West
Bulider's Grade	B Land 1234567890 Mobile 1234567890

LAND OWNER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Account Holder Name

PROJECT DETAILS

Project Name	Sunshine Green Park Phase 3
Project Approval No	TNE/24/246
Property Address	S No 226 228 227 Hno 2 3 4 5 Fatherwadi
Legal Address	
City	Thane Pincode 401208
Landmark	Near Fatherwadi
Class Of Locality	MIDDLE CLASS AREA
Distance from Center of city	3

RERA DETAILS

RERA Registration Applicable	Yes
RERA Registration Number	P9900001785 RERA Valid upto 31-DEC-2026
Registration Status	Registered
Apply For RERA	
Reason for RERA Not Applicable	
RERA Account Updated	
Registration Revocation	Deviation
Special Condition	

COMPLETION STATUS

Completion Status	Rcc Structure Completed	Approved Property Use	Mixed Usage
Commencement	24-NOV-2018	Proposed Completion	31-DEC-2026
Project ID	415819	Building ID	510564
Building Name	Building No 8	Flat No/RH No/Plot No	604
Carpet Area(Sq. ft)	466	Floor	6
Land Area	0 Rate 0	Approved Upto Floor	10
Builtup/Salable Area(sq.ft.)	699 Rate 5500	Total No of Floors	10
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	0 Rate 0	Valuation	3844500
Amenities Cost	0	Collateral Id	
Valuation in Words	Thirty-Eight Lac Forty-Four Thousand Five Hundred		

STAGE OF CONSTRUCTION

Description of		%Completion	100	%Recommended	100	Payment Schedule	
Date of Visit	25-MAY-2026	Visited By	SAINARKAR		Visited By Type	In House	
Approved By	Altamas Khan(He005741 - Technical Manager)						
Approver's Remark	RECOMMENDED .						
Remarks	1. Original Agreement For Sale To Be Executed By Shantee Homes Realty Llp Promoter Party Of One Part And Intended Purchaser Of Second Part Along With Registration Receipt, Stamp Duty Paid Receipt And Index li. 2. Original Noc For Mortgage, Issued By The Builder. 3. Original No Due Letter, Release Letter, From Bank If Cf Taken						
Violation Observed if any	ACCOUNT HOLDER NAME SHANTEE HOMES REALTY LLP PH 3 ACCOUNT NUMBER -116100102134 ACCOUNT TYPE RERA CURRENT ACCOUNT BANK NAME THE COSMOS CO OP BANK LTD BRANCH AMBADI ROAD VASAI WEST IFSC CODE COSB0000116 SHANTEE HOMES REALTY LLP SUNSHINE GREEN PARK BUILDING NO 8 RERA COLLECTION ACCOUNT AU SMALL FINANCE BANK LIMITED 2302234147512470						
Unit Remarks							



Latitude 19.409015
 Longitude 72.84659388888889
 Image Taken 25-MAY-2026 16:29:26



Latitude 19.409015
 Longitude 72.84659388888889
 Image Taken 25-MAY-2026 16:29:26

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000336440	RAKESH KUMAR PRAJAPATI	HE014370	18/AUG/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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