



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No 7792120198
Customer Name Umesh Giri
BSM/RM Name

BUILDER DETAILS

Group Name Uniquepoonam Homes Llp
Builder's Name Uniquepoonam Homes Llp
Builder's Grade B Land 8446175757 Mobile

LAND OWNER ACCOUNT DETAILS

Bank Name Branch Name Account No Account Holder Name

PROJECT DETAILS

Project Name Sky City Phase li.
Project Approval No TNE/24/334
Property Address Sky City Sales Office Besides Ridhivinayak
Legal Address
City Palghar Pincode 401303
Landmark Riddhivinayak Hospital
Class Of Locality MIDDLE CLASS AREA
Distance from Center of city

RERA DETAILS

RERA Registration Applicable Yes
RERA Registration Number P9900005176 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

COMPLETION STATUS

Completion Status		Approved Property Use	Residential
Commencement	27-JUN-2023	Proposed Completion	31-DEC-2028
Project ID	395161	Building ID	488380
Building Name	Wing D	Flat No/RH No/Plot No	2206
Carpet Area(Sq. ft)	367	Floor	22
Land Area	0	Rate	0
Builtup/Salable Area(sq.ft.)	568	Rate	6800
Garden Area (sq.ft.)	0	Rate	0
No of Parking	0	Rate	0
Amenities Cost	250000	Unit Type	FLAT
Valuation in Words	Forty-One Lac Twelve Thousand Four Hundred		
		Valuation	4112400
		Collateral Id	

STAGE OF CONSTRUCTION

Description of		%Completion	100	%Recommended	100	Payment Schedule	
Date of Visit	25-SEP-2026	Visited By	ABHISHEKSANE	Visited By Type	In House		
Approved By	Pramod Naik(He015847 - Regional Technical Manager)						
Approver's Remark	RECOMMENDED						
Remarks	1. Original Agreement For Sale To Be Executed By M/S. Uniquepoonam Homes Llp The Conforming Party Of Second Part Along With Registration Reciept, Stamp Duty Paid Reciept And Index li. 2. Original Noc For Mortgage, Issued By The Builder. 3. Oroginal No Due Letter, Release Letter, From Bank If Cf Taken						
Violation Observed if any	WORK IS IN PROGRESS - SLABS IS IN PROGRESS ACCOUNT HOLDER NAME - DTA MAMNIYATI DEVELOPERS LLP HARI SMURTI MAS COLL ASCROW ACT ACCOUNT NUMBER - 57500000973641 57500001232920 ACCOUNT TYPE - ESCROW ACCOUNT BANK - HDFC BANK BRANCH - VIRAR WEST IFSC CODE - HDFC0000051ACCOUNT HOLDER NAME - UPHLLP SCP2 COLLECTION ESCROW ACCOUNT ACCOUNT NUMBER - 57500001232920 ACCOUNT TYPE - ESCROW ACCOUNT BANK - HDFC BANK BRANCH - VIRAR WEST IFSC CODE - HDFC0000051						
Unit Remarks							



Latitude 19.436763841881053
 Longitude 72.81111817807054
 Image Taken 25-SEP-2026 13:17:05



Latitude 19.436763841881053
 Longitude 72.81111817807054
 Image Taken 25-SEP-2026 13:17:05

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
7792120198	UMESH GIRI	HE012305	22/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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