



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000342677
Customer Name	Ashish Yogeshwar Chandankhede
BSM/RM Name	

BUILDER DETAILS

Group Name	Tirupati Developers Nag
Bulider's Name	Tirupati Developers Nag
Bulider's Grade	B Land 9975150841 Mobile 8796804180

LAND OWNER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Account Holder Name

BUILDER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Holder Name
Hdfc Bank	Kotwal Nagar	50200104251356	Tirupati Developers

PROJECT DETAILS

Project Name	Silver Star 4		
Project Approval No	NAG/26/2074		
Property Address	Silver Star 4 Kh No 105 Ph No 6b Nagalwadi		
Legal Address	Silver Star 4 Kh No 105 Ph No 6b Nagalwadi Nagpur		
City	Nagpur	Pincode	441101
Landmark	Nagalwadi Village		
Class Of Locality	MIDDLE CLASS AREA		
Distance from Center of city	17		

RERA DETAILS

RERA Registration Applicable	Yes
RERA Registration Number	P5050007895 RERA Valid upto 31-OCT-2029
Registration Status	Registered
Apply For RERA	
Reason for RERA Not Applicable	
RERA Account Updated	
Registration Revocation	Deviation
Special Condition	

COMPLETION STATUS

Completion Status	Work Not Started	Approved Property Use	Residential
Commencement		Proposed Completion	
Project ID	526801	Building ID	629305
Building Name	Silver Star 4	Flat No/RH No/Plot No	36
Carpet Area(Sq. ft)	0	Floor	0
Land Area	1055	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	900	Total No of Floors	0
Garden Area (sq.ft.)	0	Unit Type	BUNGALOW
No of Parking	0	Valuation	4887500
Amenities Cost	0	Collateral Id	
Valuation in Words	Forty-Eight Lac Eighty-Seven Thousand Five Hundred		

STAGE OF CONSTRUCTION

Description of		%Completion	0	%Recommended	0	Payment Schedule	
Date of Visit	07-OCT-2026	Visited By	MAYURNAKPURE		Visited By Type	In House	
Approved By	Hemant Bagde(He018754 - Regional Technical Manager)						
Approver's Remark	OK DISBURSEMENT IN RERA AC						
Remarks	1. This Is Deemed Apf Of Icici Bank- Apf No Mh/Nag/26/61604, 2. Documents Received Are Copies Ofsale Deed Bearing No. Hgn-11332-2024, Dt.06/11/2024,Na Order In Rev. Case No. 05/Nap-34/Prastu-1/2024-2025, Dt.03/10/2024 Issued By Tahsildar Of Hingna,Computerized 7/12 For Kh. No. 105, Area 1.38 Hr, Approved Layout Plan On 10/02/2025, Maharera Registration Certificate No. P50500078957, Dt.24/01/2025, Layout Plan Bearing No. E.E./Nmrda/Dpc/Agree/1732, Dt.24/02/2025 Issued By Nmrda,E.E./Nmrda/RI/1772, Dt.28/02/2025 Issued Bynmrda, Released Letter A.E.(West)/Nmrda/2383, Dt.01/06/2026 Issued By Nmrda , 3. Odv Done By Icici Bank.Legal Report Not Wetted By Technical Team, Take Due Diligence Before Disbursement.						
Violation Observed if any	NA						
Unit Remarks							



Latitude 21.1265475
 Longitude 78.95739361111112
 Image Taken 07-OCT-2026 17:36:14



Latitude 21.126655
 Longitude 78.95695611111111
 Image Taken 07-OCT-2026 17:36:03

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000342677	ASHISH YOGESHWAR	HE011034	14/OCT/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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