



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No 77000321308
Customer Name Amar Kumar
BSM/RM Name

BUILDER DETAILS

Group Name Adhya Properties..
Builder's Name Adhya Properties..
Builder's Grade C Land 9975503333 Mobile

LAND OWNER ACCOUNT DETAILS

Bank Name Branch Name Account No Account Holder Name

BUILDER ACCOUNT DETAILS

Bank Name Branch Name Account No Holder Name
State Bank Of India Ifb Pimpri 42683370482 Adhya Properties Adhya

PROJECT DETAILS

Project Name Adhya Radha Krishna
Project Approval No WAN/25/1993
Property Address Sr No 119 120 121 122
Legal Address
City Pune Pincode 412105
Landmark Near City Pride School
Class Of Locality MIDDLE CLASS AREA
Distance from Center of city

RERA DETAILS

RERA Registration Applicable Yes
RERA Registration Number P5210000189 RERA Valid upto 31-MAR-2027
Registration Status Registered
Apply For RERA
Reason for RERA Not Applicable
RERA Account Updated
Registration Revocation Deviation
Special Condition

COMPLETION STATUS

Completion Status	Painting Work In Progress	Approved Property Use	Mixed Usage
Commencement		Proposed Completion	
Project ID	473042	Building ID	571642
Building Name	Building E	Flat No/RH No/Plot No	1202
Carpet Area(Sq. ft)	727	Floor	12
Land Area	0 Rate 0	Approved Upto Floor	13
Builtup/Salable Area(sq.ft.)	981 Rate 5200	Total No of Floors	B P 13
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	0 Rate 0	Valuation	5101200
Amenities Cost	0	Collateral Id	
Valuation in Words	Fifty-One Lac One Thousand Two Hundred		

STAGE OF CONSTRUCTION

Description of		%Completion	95	%Recommended	95	Payment Schedule	
Date of Visit	08-APR-2026	Visited By	CHAITANYAKOSHATWAR	Visited By Type	In House		
Approved By	Amol Jadhav(He009909 - Senior Product Manager)						
Approver's Remark	OK AS DEEMED APF						
Remarks	1) This Is Deemed Apf And Project Is Already Apf With Icici Bank With Apf No 2) All The Documents Are Referred From Omnidocs Dump And Maharera 3) Following Documents To Be Collected For Disbursement A) Original Noc From Developer B) Original Own Contribution Reciepts C) Orginal Reg Agreement To Sale On The Name Of Applicant						
Violation Observed if any	1) 1 LITIGATION OBSERVED IN RERA						
Unit Remarks							



Latitude 18.678572222222222
 Longitude 73.82965
 Image Taken 08-APR-2026 11:13:00



Latitude 18.678677777777778
 Longitude 73.82951388888888
 Image Taken 08-APR-2026 11:13:00

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000321308	AMAR KUMAR	HE016295	30/JUL/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
ADHYA RADHAKRISHNA--.	HRQ-25-		

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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