



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No 77000353374
Customer Name Nitesh Pankaj Singh
BSM/RM Name

BUILDER DETAILS

Group Name Puranik Builders Limited.
Builder's Name Puranik Builders Limited.
Builder's Grade A Land 9702509696 Mobile 9702509696

LAND OWNER ACCOUNT DETAILS

Bank Name Branch Name Account No Account Holder Name

PROJECT DETAILS

Project Name Rumah Bali Phase 4.
Project Approval No TNE/25/551
Property Address Rumah Bali Phase 4.
Legal Address S No Old 197 New 100 H No 111p And New Sno Old 217 New 109 H No 30 3p And Others
City Thane Pincode 400615
Landmark Near Lodha Splendora
Class Of Locality MIDDLE CLASS AREA
Distance from Center of city 15

RERA DETAILS

RERA Registration Applicable Yes
RERA Registration Number P5170004677 RERA Valid upto 31-DEC-2028
Registration Status Registered
Apply For RERA
Reason for RERA Not Applicable
RERA Account Updated Yes
Registration Revocation No Deviation
Special Condition

COMPLETION STATUS

Completion Status	Rcc In Progress	Approved Property Use	Residential
Commencement	05-SEP-2022	Proposed Completion	31-DEC-2028
Project ID	447305	Building ID	544044
Building Name	Rumah Bali Phase 4 - A3 Megah	Flat No/RH No/Plot No	FLAT NO 1601
Carpet Area(Sq. ft)	363	Floor	16
Land Area	0 Rate 0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	545 Rate 9660	Total No of Floors	40
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	0 Rate 0	Valuation	5264700
Amenities Cost	0	Collateral Id	
Valuation in Words	Fifty-Two Lac Sixty-Four Thousand Seven Hundred		

STAGE OF CONSTRUCTION

Description of		%Completion	88	%Recommended	88	Payment Schedule	
Date of Visit	16-SEP-2026	Visited By	SHWETAMOHITE	Visited By Type	In House		
Approved By	Akshay Shirsat(He011169 - Technical Manager)						
Approver's Remark	RECOMMENDED						
Remarks	1. Original Registered Agreement For Sale Executed Between Puranik Builders Private Limited., Promoter Valid Power Of Attorney And The Purchaser As Duly Signed By Authorized Signatory, Duly Appointed Under Legal Purchasers 2. Original Stamp Duty Payment Receipt Issued In The Name(S) Of Purchasers 3. Original Lodgment Receipt Issued In The Names Of Purchasers. 4. Original Index li Issued In The Names Of Purchasers With Regards The Aforesaid Registered Agreement 5. Original Noc Issued By Puranik Builders Private Limited. Issued To Ici Housing Finance Company Ltd For Mortgage Of The Said Flat To Ici Housing Finance Company Ltd 6. Original Payment Receipts Puranik Builders Private Limited., Issued In The Names Of Purchasers. 7. Certified Copy Of Completion/Occupancy Certificate Wherever Applicable. 8. Noc From Catalyst Trusteeship Limited (Formerly Known As Gda Trusteeship Limited)						
Violation Observed if any	THE SAID BUILDING IS UNDER CONSTRUCTION AND COMPLETED 15 PEC AND RECO 44 PEC BANK NAME HDFC BANK BRANCH NAME KAPURBAVDI JUNCTION THANE IFSC CODE HDFC0001440 ACCOUNT HOLDER NAME M/S. PBL RUMAH BALI PHASE 4 MASTER ESCROW ACCOUNT ACCOUNT NUMBER 57500001002154						
Unit Remarks							



Latitude 19.281719737904478
 Longitude 72.95415200293274
 Image Taken 16-SEP-2026 18:39:41



Latitude 19.281719737904478
 Longitude 72.95415200293274
 Image Taken 16-SEP-2026 18:39:41

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000353374	NITESH PANKAJ SINGH	HE010856	17/SEP/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
LEGAL APPROVAL.PDF	HRQ-25-		
RUHMAH BALI-4 DS (1).PDF	HRQ-25-37503_RUHMAHBALI-		
RUMAH BALI PHASE 4 DSC.	HRQ-25-		

DECLARATION

I/We herby 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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