



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No 77000277325
Customer Name Vikas
BSM/RM Name

BUILDER DETAILS

Group Name Nd Group
Builder's Name Nd Group
Builder's Grade C Land 9423868326 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
Idbi Bank Phaltan 0468102000011219 Nd Group

PROJECT DETAILS

Project Name Nd Pride
Project Approval No SRA/26/1772
Property Address Proposed Residential Building On S No 40 2 Plot No
Legal Address Proposed Residential Building On S No 40 2 Plot No 6 Part At Phaltan Taluka Phaltan
City Satara Pincode 415523
Landmark Near Girvi Naka
Class Of Locality MIDDLE CLASS AREA
Distance from Center of city 3

RERA DETAILS

RERA Registration Applicable No
RERA Registration Number RERA Valid upto
Registration Status
Apply For RERA
Reason for RERA Not Applicable Area Less Than 500 Sq.M.
RERA Account Updated
Registration Revocation Deviation
Special Condition

COMPLETION STATUS

Completion Status	Rcc In Progress	Approved Property Use	Mixed Usage
Commencement		Proposed Completion	
Project ID	512311	Building ID	614377
Building Name	Nd Pride	Flat No/RH No/Plot No	101
Carpet Area(Sq. ft)	805	Floor	1
Land Area	0	Approved Upto Floor	4
Builtup/Salable Area(sq.ft.)	1047	Total No of Floors	4
Garden Area (sq.ft.)	0	Unit Type	FLAT
No of Parking	0	Valuation	3350400
Amenities Cost	0	Collateral Id	
Valuation in Words	Thirty-Three Lac Fifty Thousand Four Hundred		

STAGE OF CONSTRUCTION

Description of		%Completion	45	%Recommended	45	Payment Schedule	
Date of Visit	24-JUL-2026	Visited By	YATIRAJBANDGAR		Visited By Type	In House	
Approved By	Pranav Purohit(He018418 - Regional Technical Manager)						
Approver's Remark	APPROVED AS RECOMMENDED						
Remarks	1) Copy Of Sanctioned Building Plan With Cc With No 1993 Dt 12/01/2021 Issued By Phaltan Municipal Council 2) Copy Of Sale Deed With No 3482/2026 Dt 10/04/2026 Between Nd Group On Behalf Of Rahul Nalawade With One Other And Vrushali Randhir Bhoite 3) Copy Of Sale Deed With No 2748/2019 Dt 11/09/2019 Between Pratap Zanjurne And Vrushali Randhir Bhoite 4) Due To System Error Lat Long Not Captured Same Is Mentioned In Remraks 5) Lat Long 17.978400999999998,74.429291						
Violation Observed if any	COPY OF REVISED SANCTIONED BUILDING PLAN NOT YET RECEIVED						
Unit Remarks							



Latitude

Longitude

Image Taken 24-JUL-2026 13:23:05



Latitude

Longitude

Image Taken 24-JUL-2026 13:37:42

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000277325	VIKAS	HE003179	24/AUG/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
ND PRIDE APF (1).PDF	HRQ-26-143013_NDPRIDEAPF1_LEG.		

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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