



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No 77000292308
Customer Name Mohammad Irshad Sabirul Haque Abdul Rahim
BSM/RM Name

BUILDER DETAILS

Group Name Raviraj Sheth Developers Lp
Builder's Name Raviraj Sheth Developers Lp
Builder's Grade C Land 1234567891 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
Icici Bank Bund Garden 777705429445 Raviraj Sheth Developers Lp

PROJECT DETAILS

Project Name Splendour Greens
Project Approval No PUN/26/172
Property Address Part S. No. 7 Kondhwa Bk Tal Haveli Dist Pune
Legal Address
City Pune Pincode 411048
Landmark Dharmavat Nagar Kondhwa
Class Of Locality MIDDLE CLASS AREA
Distance from Center of city 10

RERA DETAILS

RERA Registration Applicable Yes
RERA Registration Number P5210002115 RERA Valid upto 31-DEC-2027
Registration Status Registered
Apply For RERA
Reason for RERA Not Applicable
RERA Account Updated
Registration Revocation Deviation
Special Condition

COMPLETION STATUS

Completion Status	Rcc In Progress	Approved Property Use	Residential
Commencement		Proposed Completion	
Project ID	486513	Building ID	586443
Building Name	C Wing	Flat No/RH No/Plot No	1103
Carpet Area(Sq. ft)	774	Floor	11
Land Area	0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	1044	Total No of Floors	14
Garden Area (sq.ft.)	0	Unit Type	FLAT
No of Parking	1	Valuation	6142000
Amenities Cost	0	Collateral Id	
Valuation in Words	Sixty-One Lac Forty-Two Thousand		

STAGE OF CONSTRUCTION

Description of		%Completion	75	%Recommended	75	Payment Schedule	
Date of Visit	19-AUG-2026	Visited By	ADITYAKODGIRWAR	Visited By Type	In House		
Approved By	Chaitanya Koshatwar(He012261 - Technical 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 Mh/Pun/23/42050 2) All The Documents Are Referred From Omnidocs Dump And Maharera 3) Plastering Work Wip 4) 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							
Unit Remarks							



Latitude 18.46263122222222
 Longitude 73.88763425
 Image Taken 19-AUG-2026 11:21:15



Latitude 18.46263122222222
 Longitude 73.88763425
 Image Taken 19-AUG-2026 11:21:16

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000292308	MOHAMMAD IRSHAD SABIRUL	HE013757	17/SEP/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
HFC ICICI SPLENDOR	HRQ-26-		

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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