ICICI Home Finance

Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000355656
Customer Name	Ayush Nandkishore Mittal
BSM/RM Name	

BUILDER DETAILS

Group Name	Mamurdi Developers Llp				
Bulider's Name	Mamurdi Developers Llp				
Bulider's Grade	B	Land	9527896000	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 Ltd	Pune Shivaji Nagar	777705128993	Mamurdi Developers Llp Rera

PROJECT DETAILS

Project Name	My Home Sanctuary Phase One		
Project Approval No	PUN/26/1777		
Property Address	S No 8 Part Village Mamurdi Tal Haveli Dist Pune		
Legal Address	S No 8 Part Village Mamurdi Tal Haveli Dist Pune 412101		
City	Pune	Pincod	412101
Landmark	Near Meriton Heights Project		
Class Of Locality	LOWER CLASS		
Distance from Center of city	35		

RERA DETAILS

RERA Registration Applicable	Yes		
RERA Registration Number	PR12610125	RERA Valid upto	31-DEC-2031
Registration Status	Registered		
Apply For RERA			
Reason for RERA Not Applicable			
RERA Account Updated			
Registration Revocation		Deviation	
Special Condition			

COMPLETION STATUS

Completion Status	Excavation Is Inprogress			Approved Property Use	Residential
Commencement	12-MAR-2026			Proposed Completion	31-DEC-2031
Project ID	512349			Building ID	614420
Building Name	Building D			Flat No/RH No/Plot No	2704
Carpet Area(Sq. ft)	760			Floor	27
Land Area	0	Rate	0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	1026	Rate	7500	Total No of Floors	27
Garden Area (sq.ft.)	0	Rate	0	Unit Type	FLAT
No of Parking	1	Rate	400000	Valuation	8095000
Amenities Cost	0			Collateral Id	
Valuation in Words	Eighty Lac Ninety-Five Thousand				

STAGE OF CONSTRUCTION

Description of		%Completion	30	%Recommended	30	Payment Schedule	
Date of Visit	11-AUG-2026	Visited By	SAHILBABARE			Visited By Type	In House
Approved By	Chaitanya Koshatwar(He012261 - Technical Manager)						
Approver's Remark	APPROVED AS RECOMMENDED						
Remarks	This Project Is Already Apf With Icici Bank With Apf No Mh/Pun/26/59815 Having Rera No Pr1261012502725						
Violation Observed if any	NA						
Unit Remarks							

Latitude	18.666666666666668
Longitude	73.71416666666667
Image Taken	11-AUG-2026 12:58:24

Latitude	18.666666666666668
Longitude	73.71416666666667
Image Taken	11-AUG-2026 12:58:15

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000355656	AYUSH NANDKISHORE MITTAL	HE016295	22/SEP/2026

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.

DISCAIMER: 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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client.This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for