



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	4600000482
Customer Name	Sharad Narayan Mhadse
BSM/RM Name	

BUILDER DETAILS

Group Name	Avishkarskyline
Bulider's Name	Avishkarskyline
Bulider's Grade	C Land 1234567890 Mobile

LAND OWNER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Account Holder Name

PROJECT DETAILS

Project Name	Prakruti Aanandam
Project Approval No	TNE/26/1814
Property Address	S.No 32 And S. No 121/18/A
Legal Address	S.No. 32 And S.No 121/18a Village Dawadi
City	Thane Pincode 421203
Landmark	Behind Regency Estate
Class Of Locality	MIDDLE CLASS AREA
Distance from Center of city	5

RERA DETAILS

RERA Registration Applicable	Yes
RERA Registration Number	PM13300025 RERA Valid upto 31-JUL-2030
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		Proposed Completion	
Project ID	512382	Building ID	614476
Building Name	Prakruti Aanandam Wing B	Flat No/RH No/Plot No	108
Carpet Area(Sq. ft)	448	Floor	1
Land Area	0 Rate 0	Approved Upto Floor	6
Builtup/Salable Area(sq.ft.)	672 Rate 4700	Total No of Floors	13
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	0 Rate 0	Valuation	3158400
Amenities Cost	0	Collateral Id	
Valuation in Words	Thirty-One Lac Fifty-Eight Thousand Four Hundred		

STAGE OF CONSTRUCTION

Description of		%Completion	53	%Recommended	53	Payment Schedule	
Date of Visit	18-AUG-2026	Visited By	SHWETAMOHITE		Visited By Type	In House	
Approved By	Akshay Shirsat(He011169 - Technical Manager)						
Approver's Remark	OK						
Remarks	1. Original Agreement For Sale (As Per Rera Act) To Be Executed Between M/S. Avishkar Skyline (The Promoters) And Individual Purchasers, Duly Stamped And Registered, With Original Registration Receipt Index li. Original Payment Receipts Issued By M/S. Avishkar Skyline (The Promoters), In The Name Of Individual Purchaser. Original Possession Letter Issued By M/S. Avishkar Skyline (The Promoters), In The Name Of Individual Purchaser. Original Mortgage Noc Issued By M/S. Avishkar Skyline (The Promoters), In Favor Of Icici Hfc Ltd. Original Sale Noc (Roc) Issued By Truhome Finance Limited, In The Name Of Individual Purchaser.						
Violation Observed if any	BUILDING IS 3RD SLAB COMPLETED I.E. 53 PER COMPLETED AND 53 PER RECOMMENDED. IFSC HDFC0003783 BANK HDFC BANK BRANCH DAWADI NAME AVISHKAR SKYLINE RERA DES COLLECTION A/C FOR PRAKRUTI AANANDAM ACCOUNT NO 57500001982859 RERA NO PM1330002500837 VALID FROM 18/09/2025 AND 31/07/2030.						
Unit Remarks							



Latitude 19.201716666666666

Longitude 73.11222138888888

Image Taken 18-AUG-2026 14:59:20



Latitude 19.201716666666666

Longitude 73.11222138888888

Image Taken 18-AUG-2026 14:59:20

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
4600000482	SHARAD NARAYAN MHADSE	HE018636	29/SEP/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
SEARCH PRAKURTI.PDF	HRQ-26-		
LEGAL PRAKURTI.PDF	HRQ-26-		

File Name	Omindoc File Name	Latitude	Longitude
PRAKURTI VETTING.PDF	HRQ-26-		

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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