



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000355667
Customer Name	Piyush 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 Pincode 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	2803
Carpet Area(Sq. ft)	760	Floor	28
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							



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 Longitude 73.71416666666667
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Latitude 18.666666666666668
 Longitude 73.71416666666667
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PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000355667	PIYUSH NANDKISHORE MITTAL	HE016295	19/SEP/2026

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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