



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000341289
Customer Name	Mayuri Ganesh Dhoke
BSM/RM Name	

BUILDER DETAILS

Group Name	Sai Asha Infra-Edge City
Bulider's Name	Sai Asha Infra-Edge City
Bulider's Grade	B Land 9654632571 Mobile 9930502720

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	Chinchwad	777705748201	Sai Asha Infra Edge City Rera
Icici Bank	Chinchwad	777705748203	Sai Asha Infra Edge City

PROJECT DETAILS

Project Name	Menlo Tathatsu
Project Approval No	PUN/26/785
Property Address	Gat No 184 187 454 455 456 458 459 460/2
Legal Address	Gat No 184 187 454 455 456 458 459 460/2 Gat No.184 187 454 455 456 458 459 460/2
City	Pune Pincode 410501
Landmark	Near Nibe Defence And Aerospace Ltd.
Class Of Locality	MIDDLE CLASS AREA
Distance from Center of city	46

RERA DETAILS

RERA Registration Applicable	Yes
RERA Registration Number	P5210007881 RERA Valid upto 31-DEC-2030
Registration Status	Registered
Apply For RERA	
Reason for RERA Not Applicable	
RERA Account Updated	
Registration Revocation	Deviation
Special Condition	

COMPLETION STATUS

Completion Status	Plinth Completed	Approved Property Use	Residential
Commencement		Proposed Completion	
Project ID	501036	Building ID	601875
Building Name	Building F	Flat No/RH No/Plot No	408
Carpet Area(Sq. ft)	444	Floor	4
Land Area	0 Rate 0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	599 Rate 4000	Total No of Floors	10
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	0 Rate 0	Valuation	2396000
Amenities Cost	0	Collateral Id	
Valuation in Words	Twenty-Three Lac Ninety-Six Thousand		

STAGE OF CONSTRUCTION

Description of		%Completion	47.31	%Recommended	47	Payment Schedule	
Date of Visit	22-AUG-2026	Visited By	MOHAMMADASHRAF	Visited By Type	In House		
Approved By	Chaitanya Koshatwar(He012261 - Technical Manager)						
Approver's Remark	OK .						
Remarks	1) This Is Fresh Apf 2) All The Documents Are Referred From Omnidocs Dump And Maharera 3) Stage- Plinth Work Completed 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 18.750591666666665
Longitude 73.83663055555554
Image Taken 22-AUG-2026 11:28:40



Latitude 18.750591666666665
Longitude 73.83663055555554
Image Taken 22-AUG-2026 11:28:41

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000341289	MAYURI GANESH DHOKE	HE016295	08/SEP/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
HFC LEGAL.PDF	HRQ-26-69934_HFCLEGAL_LEG.PDF		

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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