



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77950068566
Customer Name	Yogesh Eknath Borate
BSM/RM Name	

BUILDER DETAILS

Group Name	Ljr Construction Lip
Bulider's Name	Ljr Construction Lip
Bulider's Grade	A Land 9096800192 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
Hdfc Bank Ltd	Shivajinagar	50200103621488	Ljr C Llp Rera Dca For

PROJECT DETAILS

Project Name	Pratham Vihar Phase I
Project Approval No	PUN/25/1825
Property Address	Sr No 132 2p 132 3p 133 3p Plot No 1
Legal Address	Sr No 132 2p 132 3p 133 3p Plot No 1 Dhayari Dist Pune 411041
City	Pune Pincode 411041
Landmark	Near Baragani Mala Ganpati Mandir
Class Of Locality	MIDDLE CLASS AREA
Distance from Center of city	14

RERA DETAILS

RERA Registration Applicable	Yes
RERA Registration Number	P5210007988 RERA Valid upto 31-MAR-2029
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	Mixed Usage
Commencement		Proposed Completion	
Project ID	486444	Building ID	586311
Building Name	Building F	Flat No/RH No/Plot No	902
Carpet Area(Sq. ft)	666	Floor	9
Land Area	0 Rate 0	Approved Upto Floor	13
Builtup/Salable Area(sq.ft.)	899 Rate 5500	Total No of Floors	13
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	1 Rate 300000	Valuation	5244500
Amenities Cost	0	Collateral Id	
Valuation in Words	Fifty-Two Lac Forty-Four Thousand Five Hundred		

STAGE OF CONSTRUCTION

Description of		%Completion	48.23	%Recommended	48	Payment Schedule	
Date of Visit	22-AUG-2026	Visited By	PRASHANTKATLE	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/25/54285 2) All The Documents Are Referred From Omnidocs Dump And Maharera 3) 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	1) CF IS TAKEN FROM BAJAJ HOUSING FINANCE						
Unit Remarks							



Latitude 18.450833333333332
Longitude 73.80333333333333
Image Taken 22-AUG-2026 15:58:16



Latitude 18.450833333333332
Longitude 73.80333333333333
Image Taken 22-AUG-2026 15:58:06

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77950068566	YOGESH EKNATH BORATE	HE019145	28/AUG/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
LEGAL REPORT.PDF	HRQ-25-		

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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