



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No 77000098020
Customer Name Govind Suresh Pande
BSM/RM Name

BUILDER DETAILS

Group Name Moraya Parivar Builders And Developers
Bulider's Name Moraya Parivar Builders And Developers
Bulider's Grade C Land 9689855899 Mobile

LAND OWNER ACCOUNT DETAILS

Bank Name Branch Name Account No Account Holder Name
Icici Bank Chikhali Buldhana Branch 774505500140 Moraya Parivar Builders And

BUILDER ACCOUNT DETAILS

Bank Name Branch Name Account No Holder Name
Icici Bank Chikhali Buldhana Branch 774505500140 Moraya Parivar Builders And

PROJECT DETAILS

Project Name Anilbhau Properties
Project Approval No BLD/25/2095
Property Address Anil Bhau Properties Plot No. 56 Survey No. 904
Legal Address Plot No 56 Survey No 904 Mouje Chikhali Bhag 2 Tq Chikhali Dist Buldhana
City Buldhana Pincode 443201
Landmark Near Shradha Seeds Processing Plant
Class Of Locality MIDDLE CLASS AREA
Distance from Center of city 4

RERA DETAILS

RERA Registration Applicable Yes
RERA Registration Number P5000007700 RERA Valid upto 30-JUN-2028
Registration Status Registered
Apply For RERA
Reason for RERA Not Applicable
RERA Account Updated Yes
Registration Revocation Deviation
Special Condition

COMPLETION STATUS

Completion Status	Final Finishing - Wip	Approved Property Use	Residential
Commencement	10-MAY-2024	Proposed Completion	10-AUG-2026
Project ID	473353	Building ID	572122
Building Name	Vigheshwar Towers C Wing	Flat No/RH No/Plot No	16
Carpet Area(Sq. ft)	443	Floor	4
Land Area	0	Rate 0	Approved Upto Floor
Builtup/Salable Area(sq.ft.)	577	Rate 3800	Total No of Floors
Garden Area (sq.ft.)	0	Rate 0	Unit Type
No of Parking	0	Rate 0	Valuation
Amenities Cost	0	Collateral Id	
Valuation in Words	Twenty-One Lac Ninety-Two Thousand Six Hundred		

STAGE OF CONSTRUCTION

Description of		%Completion	100	%Recommended	100	Payment Schedule	
Date of Visit	19-AUG-2026	Visited By	PRAJYOTWANDRE		Visited By Type	In House	
Approved By	Ashay Khade(He002951 - Technical Manager)						
Approver's Remark	OK FOR APF. LEGAL REMARKS NEEDS TO CHECK BEFORE DISBURSEMENT						
Remarks	1) This Is Subsequent Case In Project Of Anilbhau Properties In Vighneshwar Tower C Wing Of Unit 16. 2) Consruction Work Of Building Nearly Completed Property At Finishing Stage Also Full Occupancy Certificate From Co Chikhali Municipal Council Is Received Stage Is Given Accordingly. 3) Stage Completion 100 Percent And Recommeded Stage 100 Percent.						
Violation Observed if any							
Unit Remarks							



Latitude 20.32701388888889
 Longitude 76.25410083333334
 Image Taken 15-SEP-2025 12:23:22



Latitude 20.32701388888889
 Longitude 76.25484194444445
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PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000098020	GOVIND SURESH PANDE	HE015457	21/AUG/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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