



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77950059732
Customer Name	Hemant Prakash Yadav
BSM/RM Name	

BUILDER DETAILS

Group Name	S Chavan Associates
Bulider's Name	S Chavan Associates
Bulider's Grade	C Land 9960501155 Mobile

LAND OWNER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Account Holder Name

PROJECT DETAILS

Project Name	Asteria
Project Approval No	PUN/26/1370
Property Address	Sr No 37 15 Dhankawadi Pune 411043
Legal Address	
City	Pune Pincode 411043
Landmark	Near Rajmudra Society
Class Of Locality	MIDDLE CLASS AREA
Distance from Center of city	

RERA DETAILS

RERA Registration Applicable	Yes
RERA Registration Number	P5210007910 RERA Valid upto 31-DEC-2028
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	Residential
Commencement		Proposed Completion	
Project ID	510251	Building ID	611811
Building Name	Asteria	Flat No/RH No/Plot No	709
Carpet Area(Sq. ft)	640	Floor	7
Land Area	0 Rate 0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	864 Rate 6000	Total No of Floors	7
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	1 Rate 500000	Valuation	5684000
Amenities Cost	0	Collateral Id	
Valuation in Words	Fifty-Six Lac Eighty-Four Thousand		

STAGE OF CONSTRUCTION

Description of		%Completion	55	%Recommended	55	Payment Schedule	
Date of Visit	03-AUG-2026	Visited By	PRIYANKAJADHAV	Visited By Type	In House		
Approved By	Chaitanya Koshatwar(He012261 - Technical Manager)						
Approver's Remark	APPROVED AS RECOMMENDED.						
Remarks	1) This Project Is Already Apf With Icici Bank With Apf No Mh/Pun/25/53929 2) All The Documents Are Referred From Omnidocs Dump And Maharera 3) Stage - 4th Floor Slab Completed 1st Floor Brickwork Wip 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 5) Stage As Per New Stage Calculator Is Considered						
Violation Observed if any							
Unit Remarks							



Latitude 18.4625
Longitude 73.85083333333333
Image Taken 03-AUG-2026 13:45:56



Latitude 18.4625
Longitude 73.85083333333333
Image Taken 03-AUG-2026 13:46:13

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77950059732	HEMANT PRAKASH YADAV	HE016276	05/AUG/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
ICICI HFC ASTERIA.PDF	HRQ-26-		

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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