



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000361954
Customer Name	Rakesh Bramhadev Gaikwad
BSM/RM Name	

BUILDER DETAILS

Group Name	Superb Maa Developers Lp
Bulider's Name	Superb Maa Developers Lp
Bulider's Grade	B Land 1234567890 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
State Bank Of India	Overseas Branch Mumbai	44600764310	Superb Maa Developers Lp

PROJECT DETAILS

Project Name	Maximus Residency Phase 1
Project Approval No	PVL/26/116
Property Address	136 138/1 140/8/A And 140/9
Legal Address	Survey No 136 Ashte
City	Panvel Pincode 410206
Landmark	Ashte
Class Of Locality	MIDDLE CLASS AREA
Distance from Center of city	

RERA DETAILS

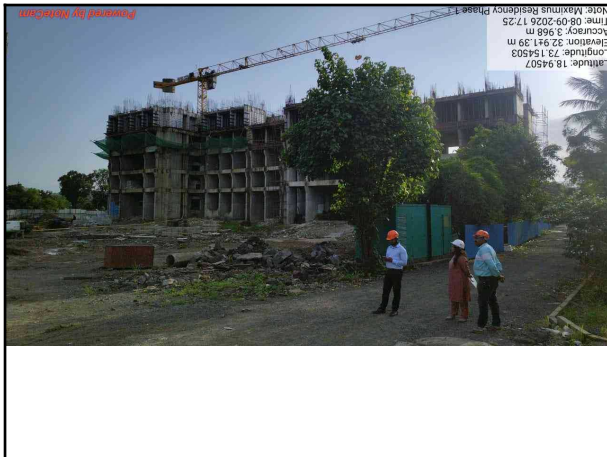
RERA Registration Applicable	Yes
RERA Registration Number	P5200006649 RERA Valid upto 31-DEC-2029
Registration Status	Registered
Apply For RERA	Applied
Reason for RERA Not Applicable	
RERA Account Updated	
Registration Revocation	Deviation
Special Condition	

COMPLETION STATUS

Completion Status	Rcc In Progress	Approved Property Use	Residential
Commencement		Proposed Completion	
Project ID	486322	Building ID	586300
Building Name	Building D	Flat No/RH No/Plot No	2406
Carpet Area(Sq. ft)	544	Floor	24
Land Area	0 Rate 0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	934 Rate 6400	Total No of Floors	24
Garden Area (sq.ft.)	64 Rate 0	Unit Type	FLAT
No of Parking	0 Rate 0	Valuation	5977600
Amenities Cost	0	Collateral Id	
Valuation in Words	Fifty-Nine Lac Seventy-Seven Thousand Six Hundred		

STAGE OF CONSTRUCTION

Description of		%Completion	54	%Recommended	54	Payment Schedule	
Date of Visit	08-SEP-2026	Visited By	VISHALSURYAVANSHI		Visited By Type	In House	
Approved By	Palas Banarsi(He012997 - Regional Technical Manager)						
Approver's Remark	RECOMMENDED						
Remarks	1. Original Agreement For Sale (As Per Rera) To Be Executed Between M/S. Superb Maa Developers Llp (The Developer) And Intending Buyers, Duly Stamped And Registered, With Original Registration Receipt Index li. 2. Original Payment Receipts Issued By Developer M/S. Superb Maa Developers Llp., In The Name Of Individual Purchaser. 3. Original Possession Letter Issued By Developer M/S. Superb Maa Developers Llp., In The Name Of Individual Purchaser. 4. Original Mortgage Noc Issued By Developer M/S. Superb Maa Developers Llp., In Favor Of Ici Hfc Limited.						
Violation Observed if any	AS ON SITE WORK IS IN PROCESS LABORS AND MATERIALS AVAILABLE, AS ON SITE RCC 4TH SLAB IS COMPLETED AND 5TH RCC SLAB WIP BANK NAME ICICI BANK LIMITED BRANCH NAME WORLI MUMBAI IFSC CODE ICIC0007722 AC NO. 772205000563 ACC HOLDER NAME SUPERB MAA DEVELOPERS LLP MAXIMUS COLLECTION BANK NAME STATE BANK OF INDIA BRANCH NAME OVERSEAS BRANCH MUMBAI IFSC CODE SBIN0004791 AC NO. 44600764310 ACC HOLDER NAME SUPERB MAA DEVELOPERS LLP COLLECTION ACCOUNT						
Unit Remarks							



Latitude 18.944753029995262
Longitude 73.15410417999574
Image Taken 14-JAN-2026 13:42:04



Latitude 18.944753029995262
Longitude 73.15410417999574
Image Taken 14-JAN-2026 13:42:22

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000361954	RAKESH BRAMHADEV GAIKWAD	HE016253	22/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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