ICICI Home Finance

Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000367236
Customer Name	Shubham Dattatray Bodake
BSM/RM Name	

BUILDER DETAILS

Group Name	Nisarg Royal Developers				
Bulider's Name	Nisarg Royal Developers				
Bulider's Grade	B	Land	8180060606	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
Dcb	Chinchwad	31322000000259	Nisarg Royal Developers
Dcb Bank	Chinchwad	31321900000055	Nisarg Royal Developers

PROJECT DETAILS

Project Name	Royal Square		
Project Approval No	WAN/24/236		
Property Address	Gat No 118 120 121 Moshi Alandi Road		
Legal Address	Gat No 118, 120, 121at Moshi, Haveli, Pune,412105		
City	Pune	Pincod	412105
Landmark	Opposite To Hotel Classio Restaurant And Bar		
Class Of Locality	MIDDLE CLASS AREA		
Distance from Center of city			

RERA DETAILS

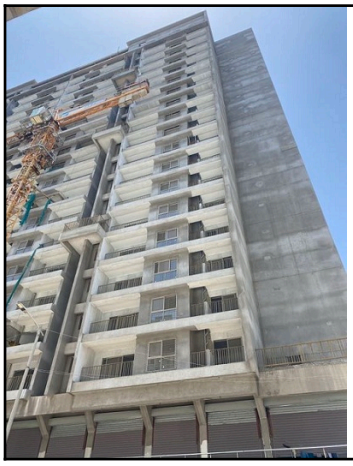
RERA Registration Applicable	Yes		
RERA Registration Number	P5210004637	RERA Valid upto	30-MAY-2028
Registration Status	Registered		
Apply For RERA	Applied		
Reason for RERA Not Applicable			
RERA Account Updated	Yes		
Registration Revocation	No	Deviation	
Special Condition			

COMPLETION STATUS

Completion Status	Painting Work In Progress			Approved Property Use	Mixed Usage
Commencement	22-JUN-2022			Proposed Completion	30-MAY-2028
Project ID	410172			Building ID	504505
Building Name	Commercial With Wing A And Wing B			Flat No/RH No/Plot No	B1002
Carpet Area(Sq. ft)	962			Floor	10
Land Area	0	Rate	0	Approved Upto Floor	21
Builtup/Salable Area(sq.ft.)	1298	Rate	5000	Total No of Floors	21
Garden Area (sq.ft.)	0	Rate	0	Unit Type	FLAT
No of Parking	1	Rate	300000	Valuation	6790000
Amenities Cost	0			Collateral Id	
Valuation in Words	Sixty-Seven Lac Ninety Thousand				

STAGE OF CONSTRUCTION

Description of		%Completion	92.08	%Recommended	92	Payment Schedule	
Date of Visit	06-AUG-2026	Visited By	AJAYKAVALE	Visited By Type	In House		
Approved By	Pranav Purohit(He018418 - Regional Technical Manager)						
Approver's Remark	APPROVED						
Remarks	As Per Legal Report Provided By Flairnetic Advocates. Following Documents Need To Be Submitted Prior To Disbursal Of Loan Disbursement Of The Loan: - 1. Original Release Letter Issued By Dcb Bank Limited, Releasing Its Charge Over The Subject Property. 2. Original Own Contribution Receipts 3.Original Permission To Mortgage Issued By ?Mr. Sujitvasantrao Patil, Mr. Tukaramchandartupe, Mr. Sajidgulab Bhagwan, Mr. Ashok Kumar Ratansi Patel (Pokar), Mr. Himatlalratansi Patel (Pokar), Mr. Ayantilalagopalbhai Patel, Mr. Pravinjayantilalapokar, Mr. Hareshdevchand Chaudhary And Mr. Navinkumarkalyanji Patel As The Partners Of M/S. Nisarg Royal Developers And For Themselves?, In Favour Of Icici Hfc Ltd 4. Original Registered Agreement Executed Between M/S. Nisarg Royal Developers And Flat/Shop Purchaser.						
Violation Observed if any	PROJECT LOAN IS AVAILED BY DEVELOPER FROM DCB BANK VIDE MORTGAGE DEED DATED 29/03/2023 (REG. NO HVL 18/5694/2023) MR. SUJITVASANTRAO PATIL, MR. TUKARAMCHANDARTUPE, MR. SAJIDGULAB BHAGWAN, MR. ASHOK KUMAR RATANSI PATEL (POKAR), MR. HIMATLALRATANSI PATEL (POKAR), MR. JAYANTILALAGOPALBHAI PATEL, MR. PRAVINJAYANTILALAPOKAR, MR. HARESHDEVCHAND CHAUDHARY AND MR. NAVINKUMARKALYANJI PATEL AS THE PARTNERS OF M/S. NISARG ROYAL DEVELOPERSHAS. ALSO AS PER LEGAL SEARCH CONDUCTED FOR 13 YEARS AND ONLINE SEARCH CHALLAN NO. MH013619191202324EDATED 10/01/2024 AND CHALLAN NO. MH015203714202324U ARE ALSO CONDUCTED.						
Unit Remarks							



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DECLARATION

I/We herby 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.

DISCAIMER: 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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