



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No 77000307757
Customer Name Anil Kumar Brijlal Yadav
BSM/RM Name

BUILDER DETAILS

Group Name Yamuna Realcon Pvt Ltd
Builder's Name Yamuna Realcon Pvt Ltd
Builder's Grade A Land 1234566789 Mobile 1234567890

LAND OWNER ACCOUNT DETAILS

Bank Name Branch Name Account No Account Holder Name

BUILDER ACCOUNT DETAILS

Bank Name Branch Name Account No Holder Name
Rbl Bank Vile Parle East 409001865562 Yamuna Realcon Pvt. Ltd.

PROJECT DETAILS

Project Name Veena Samrajya Sector Viii Commercial
Project Approval No TNE/25/2503
Property Address Veena Samrajya Sector Viii Commercial
Legal Address
City Thane Pincode 401404
Landmark Veena Samrajya
Class Of Locality MIDDLE CLASS AREA
Distance from Center of city 4

RERA DETAILS

RERA Registration Applicable Yes
RERA Registration Number P9900005097 RERA Valid upto 31-DEC-2025
Registration Status Registered
Apply For RERA
Reason for RERA Not Applicable
RERA Account Updated
Registration Revocation Deviation
Special Condition

COMPLETION STATUS

Completion Status	Final Finishing - Wip	Approved Property Use	Residential
Commencement		Proposed Completion	
Project ID	475045	Building ID	574580
Building Name	Building No. 6 Type B2 Wing X	Flat No/RH No/Plot No	SHOP X138
Carpet Area(Sq. ft)	160	Floor	0.1
Land Area	0 Rate 0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	240 Rate 7000	Total No of Floors	8
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	0 Rate 0	Valuation	1680000
Amenities Cost	0	Collateral Id	
Valuation in Words	Sixteen Lac Eighty Thousand		

STAGE OF CONSTRUCTION

Description of		%Completion	90	%Recommended	95	Payment Schedule	
Date of Visit	20-NOV-2025	Visited By	ABHISHEKSANE		Visited By Type	In House	
Approved By	Pramod Naik(He015847 - Regional Technical Manager)						
Approver's Remark	OK AS RECOMMENDED						
Remarks	1. Original Agreement For Sale To Be Executed Between M/S. Yamuna Realcon Private Limited (Formerly Known As M/S. Finpush Dotcom Pvt. Ltd.), Through Its Director Mr. Ashok Hargovinddas Desai, The Promoters Party Of The One Part And Intended Party Of The Other Part, Along With Registration Receipt, Stamp Duty Paid Receipt Index-Ii. (Read With Note-1) 2. Original Noc For Mortgage Issued By M/S. Yamuna Realcon Private Limited (Formerly Known As M/S. Finpush Dotcom Pvt. Ltd.). 3. Copy Of Final Order. (Read With Note-4) Mhada Oc Received Ref No Ee/Bp/Pmay/A/Mhada/E9608950/2026 Dated 18/Aug/2026						
Violation Observed if any							
Unit Remarks							



Latitude 19.675414722222225
 Longitude 72.76793222222223
 Image Taken 20-NOV-2025 16:48:28



Latitude 19.675414722222225
 Longitude 72.76793222222223
 Image Taken 20-NOV-2025 16:48:28

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000307757	ANIL KUMAR BRIJLAL YADAV	HE014370	29/AUG/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
VEENA SAMRAJYA	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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