



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000360942
Customer Name	Azhar Hussain Sayyed
BSM/RM Name	

BUILDER DETAILS

Group Name	Zenith Developers.
Bulider's Name	Zenith Developers.
Bulider's Grade	B Land 1234567890 Mobile 1234567890

LAND OWNER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Account Holder Name

PROJECT DETAILS

Project Name	Crystal Tower
Project Approval No	TNE/25/934
Property Address	Crystal Tower S No 282 Plot No 3 S No 285 Plot
Legal Address	
City	Thane Pincode 401209
Landmark	Paras Shopping Center
Class Of Locality	MIDDLE CLASS AREA
Distance from Center of city	

RERA DETAILS

RERA Registration Applicable	Yes
RERA Registration Number	P9900007713 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	Mixed Usage
Commencement		Proposed Completion	
Project ID	448628	Building ID	545904
Building Name	Crystal Tower	Flat No/RH No/Plot No	601
Carpet Area(Sq. ft)	303	Floor	6
Land Area	0 Rate 0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	455 Rate 6000	Total No of Floors	17
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	0 Rate 0	Valuation	2730000
Amenities Cost	0	Collateral Id	
Valuation in Words	Twenty-Seven Lac Thirty Thousand		

STAGE OF CONSTRUCTION

Description of		%Completion	85	%Recommended	85	Payment Schedule	
Date of Visit	11-FEB-2026	Visited By	SIDDHESH SAGVEKAR	Visited By Type	In House		
Approved By	Sai Narkar(He005884 - Technical Manager)						
Approver's Remark	RECOMMENDED						
Remarks	I. Original Agreement For Sale To Be Executed Between M/S. Zenith Developers, A Partnership Firm, As The Promoter And Intended Buyer/S, As The Allottee/S. li. Original Noc For Mortgage Issued By Builders. lii. Copy Of Resolution /Authority Letter From All The Partners Of M/S. Zenith Developers, For Signing The Sale Agreement.						
Violation Observed if any	ACCOUNT HOLDER NAME ZENITH DEVELOPERS BANK NAME BASSEIN CATHOLIC COOP BANK LTD ACCOUNT NO 017110600000037 ACCOUNT HOLDER NAME ZENITH DEVELOPERS BANK NAME BASSEIN CATHOLIC COOP BANK LTD ACCOUNT NO 017110500000037 SOC GIVEN AS PER PAYMENT SCHEDULE						
Unit Remarks							



Latitude 19.416464238526164
 Longitude 72.82297957688377
 Image Taken 11-FEB-2026 15:46:19



Latitude 19.416464238526164
 Longitude 72.82297957688377
 Image Taken 11-FEB-2026 15:46:19

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000360942	AZHAR HUSSAIN SAYYED	HE019422	25/SEP/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
LEGAL REPORT.PDF	HRQ-25-77318_LEGALREPORT_LEG.		

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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