



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000374469
Customer Name	Paras Jagmohan Sharma
BSM/RM Name	

BUILDER DETAILS

Group Name	Jhalak Constructions Ambernath
Bulider's Name	Jhalak Constructions Ambernath
Bulider's Grade	C Land 7218191937 Mobile

LAND OWNER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Account Holder Name

PROJECT DETAILS

Project Name	Jhalak Fourwings
Project Approval No	TNE/26/2099
Property Address	Jhalak Fourwings S No 38/A
Legal Address	Plot No 132 133 135 136 S No 38/A Village Ambernath Tal And Dist Thane 421501
City	Thane Pincode 421501
Landmark	Children Park
Class Of Locality	MIDDLE CLASS AREA
Distance from Center of city	

RERA DETAILS

RERA Registration Applicable	Yes
RERA Registration Number	P5170004786 RERA Valid upto 31-DEC-2031
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	Mixed Usage
Commencement		Proposed Completion	
Project ID	526883	Building ID	629430
Building Name	Jhalak Fourwings Building 4 Trident	Flat No/RH No/Plot No	604
Carpet Area(Sq. ft)	400	Floor	6
Land Area	0 Rate 0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	680 Rate 6200	Total No of Floors	7
Garden Area (sq.ft.)	100 Rate 0	Unit Type	FLAT
No of Parking	0 Rate 0	Valuation	4216000
Amenities Cost	0	Collateral Id	
Valuation in Words	Forty-Two Lac Sixteen Thousand		

STAGE OF CONSTRUCTION

Description of		%Completion	100	%Recommended	100	Payment Schedule	
Date of Visit	09-OCT-2026	Visited By	SHWETAMOHITE	Visited By Type	In House		
Approved By	Palas Banarsi(He012997 - Regional Technical Manager)						
Approver's Remark	OK						
Remarks	1) Original Agreement For Sale (As Per Rera Act) To Be Executed Between The M/S. Jhalak Constructions (The Builder/Developer/Promoters) And Individual Purchasers, Duly Stamped And Registered, With Original Registration Receipt Index li 2) Original Payment Receipts Issued By M/S. Jhalak Constructions (The Builder/Developer/Promoters) In The Name Of Individual Purchaser 3) Original Possession Letter Issued By M/S. Jhalak Constructions (The Builder/Developer/Promoters) In The Name Of Individual Purchaser. 4) Original Mortgage Noc Issued By M/S. Jhalak Constructions (The Builder/Developer/Promoters) In Favor Of Icici Hfc 5) Sale Noc (Roc) Issued By The Bajaj Housing Finance Ltd., In Favour Of Individual Borrowers						
Violation Observed if any	FAVOURING BANK NAME HDFC BANK ACC NO 57500001284028 ACC HOLDER NAME JHALAK CONSTRUCTION JHALAK FOURWINGS MASTER ESCROW AC BRANCH ULHASNAGAR IFSC HDFC0001805 AXIS BANK BRANCH NETAJI ROAD ULHASNAGAR THANE MHACCOUNT 922020063681618 JHALAK CONSTRUCTIONS JHALAK FOUR WINGS COLLECTION ACCOUNT IFSC CODE UTIB0004255 OC RECIEVED BUILDING 100 PC COMPLETED						
Unit Remarks							



Latitude 19.204826999999998

Longitude 73.178279

Image Taken 09-OCT-2026 14:36:59



Latitude 19.204826999999998

Longitude 73.178279

Image Taken 09-OCT-2026 14:36:59

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000374469	PARAS JAGMOHAN SHARMA	HE013125	15/OCT/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
FAVOURING.PDF	HRQ-26-177781_FAVOURING_OTH.		
LEGAL VETTING 1.PDF	HRQ-26-		
HFC APF -JHALAK	HRQ-26-177781_HFCAPF-		

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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