



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No 77000325714

Customer Name Salman Hasan Ansari

BSM/RM Name

BUILDER DETAILS

Group Name S M Hitech Developers

Bulider's Name S M Hitech Developers

Bulider's Grade B Land 1233456578 Mobile

LAND OWNER ACCOUNT DETAILS

Bank Name

Branch Name

Account No

Account Holder Name

PROJECT DETAILS

Project Name S M Jewel

Project Approval No NMU/26/1970

Property Address Survey No 63 Hissa No 2/3 Of Ghot

Legal Address

City Navi Mumbai

Pincode 410208

Landmark Near Jijai Apartment

Class Of Locality MIDDLE CLASS AREA

Distance from
Center of city

RERA DETAILS

RERA Registration Applicable Yes

RERA Registration Number P5200005269 RERA Valid upto 30-APR-2029

Registration Status Registered

Apply For RERA

Reason for RERA Not Applicable

RERA Account Updated

Registration Revocation Deviation

Special Condition

COMPLETION STATUS

Completion Status Internal Plaster In Progress

Commencement

Project ID 512992

Building Name S M Jewel

Carpet Area(Sq. ft) 545

Land Area

Builtup/Salable Area(sq.ft.)

Garden Area (sq.ft.)

No of Parking

Amenities Cost

Valuation in Words

Rate 0

Rate 5400

Rate 0

Rate 350000

Fifty-Four Lac Nine Thousand Eight Hundred

Approved Property Use Residential

Proposed Completion

Building ID 615373

Flat No/RH No/Plot No 1208

Floor 12

Approved Upto Floor null

Total No of Floors null

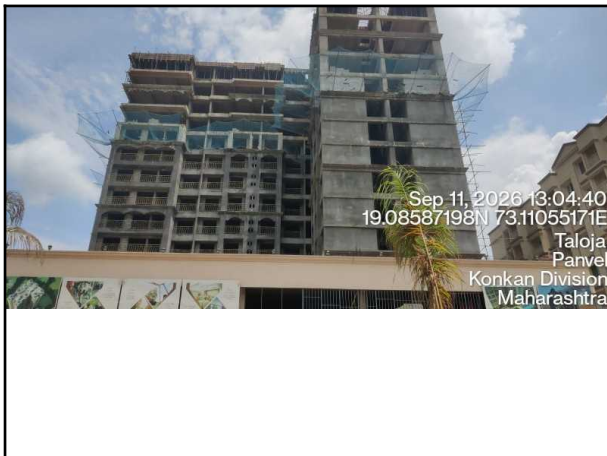
Unit Type FLAT

Valuation 5409800

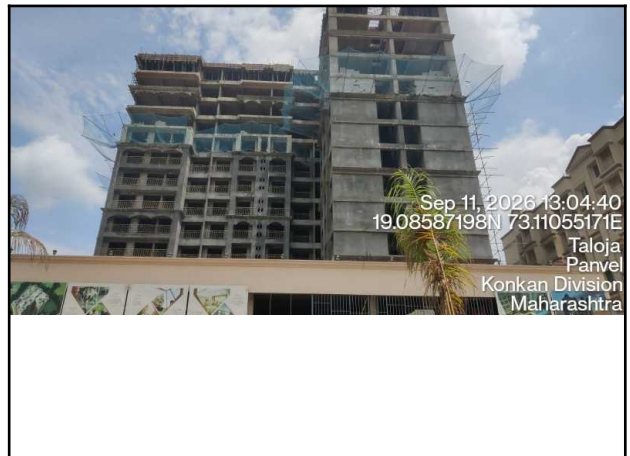
Collateral Id

STAGE OF CONSTRUCTION

Description of		%Completion	75	%Recommended	75	Payment Schedule	
Date of Visit	11-SEP-2026	Visited By	AISHWARYAKANYALKAR		Visited By Type	In House	
Approved By	Palas Banarsi(He012997 - Regional Technical Manager)						
Approver's Remark	RECOMMENDED						
Remarks	1. Original Registered Agreement For Sale Executed Between S M Hitech Developers As The Developer _____As The Purchaser As Duly Signed By Authorized Signatory, Duly Appointed Under Legal Purchaser(S). 2. Original Stamp Duty Payment Receipt Issued In The Name(S) Of Purchaser(S). 3. Original Lodgment Receipt Issued In The Name(S) Of Purchaser(S). 4. Original Index li Issued In The Name(S) Of Purchaser(S) With Regards The Aforesaid Registered Agreement 5. Original Noc Issued By S M Hitech Developers Issued To Icici Housing Finance Company Ltd For Mortgage Of The Said Flat To Icici Housing Finance Company Ltd 6. Original Payment Receipt S M Hitech Developers Issued In The Name(S) Of Purchaser(S). 7. Certified Photocopy Of Completion/Occupancy Certificate Wherever Applicable. 8. Copy Of Noc For Sale Of Flat From Aditya Birla Finance Limited						
Violation Observed if any	ALL RCC SLABS COMPLETED BRICKWORK INTERNAL EXTERNAL PLASTERING COMPLETED UPTO 09TH FLOOR ACCOUNT HOLDER NAME S M HITECH DEVELOPERS SM JEWEL COLLECTION ACCOUNT ACCOUNT NUMBER 923020033351289 AXIS BANK BRANCH KHARGHAR IFSC CODE UTIB0002925						
Unit Remarks							



Latitude 19.085871944444442
Longitude 73.11055166666667
Image Taken 11-SEP-2026 13:04:40



Latitude 19.085871944444442
Longitude 73.11055166666667
Image Taken 11-SEP-2026 13:04:40

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000325714	SALMAN HASAN ANSARI	HE013125	22/SEP/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
VETTING.PDF	HRQ-26-164020_VETTING_LEG.PDF		
CC.PDF	HRQ-26-164020_CC_OTH.PDF		
PLAN.PDF	HRQ-26-164020_PLAN_OTH.PDF	NULL	NULL
LEGAL.PDF	HRQ-26-164020_LEGAL_LEG.PDF		
SEARCH.PDF	HRQ-26-164020_SEARCH_LEG.PDF		
RECEIPT.PDF	HRQ-26-164020_RECEIPT_LEG.PDF		

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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