



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-143287	Application No.:	77000329968
Customer Name:	Anand Umesh Shroff	Branch :	(10136) VASAI
Product Name:	HI - RHI - Home Purchase - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Anand Umesh Shroff	Mobile :	9820075703 8169360348

PROPERTY ADDRESS

Property Address:	Flat No.2106 , 21st Floor, A Wing,,Fortune Florence, Near St. Johns High School, ,Siddharth Nagar, Village Of Magathane, ,Borivali East, Mumbai, Maharashtra, 400066	Location:	Borivali (E)		
		City:	Mumbai	Pin Code	400066
		State:	Maharashtra	Country	India
Legal Address:	Flat No.2106 , 21st Floor, A Wing, Fortune Florence, Near St. Johns High School, Siddharth Nagar, Cts No.179/A, 179/B And Others Village Of Magathane, Borivali East, Mumbai, Maharashtra, 400066	Nearby Landmark:	Near Magathane Metro Station		
		Collateral ID:	I26MUM066-077574		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	ALL AVAILABLE NEARBY
No of Floors:	37	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	13
Green Housing:	No	Distance from City Center Km:	1.8
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
21st Floor	3	1	2	2BHK
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na	00
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	St.John High School	Internal Road	Under Construction Building	Dheeraj Regency Chsl
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 45 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	2

VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	2 BASEMENT PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	742	0	0
Super Built Up/Sellable Area	1247	20000	24940000
Car Park	1	1000000	1000000
Other 2	1	0	0
% Completion	58	TOTAL	25940000
% Recommended	58	Realizable Value:	25940000

Realizable Value In Words : Rupees Two Crore Fifty-Nine Lakh Forty Thousand

Visited By:	Assureval Private Limited_Hfc	Visited on:	21-Aug-2026
Violations observed (if any):			

Remarks:	Group Name- FORTUNE ACRES PRIVATE LIMITED Company Name - FORTUNE ACRES PRIVATE LIMITED Grade - B Project Approval No - MUM/26/1765 Project ID Finone - Building ID Finone - the said property is under construction 02bhk flat located on 21st floor. 2. said project is under- construction, stage of construction is- 21 rcc slab 8th floor plaster 8th floor flooring done and remaining work is in progress. 3. the said property is inspected through person met at site mrs. gayatri- sales person. 4. we have received cc, sanctioned plan, rera certificate for reference. . 5. as per sanctioned plan area is 742 sq. ft.ca plus 61 sq.ft. balcony plus utility 20 sq.ft. plus deck area is 53 sq.ft. for valuation purpose. we have considered sanction plan area with 50 percent loading on ca and 100 percent of balcony plus utility plus deck area for the purpose of this valuation exercise. 6.copy of cc with having regd no.r-c/pvt/000/20040220/ap/s2 on dated 29/01/2026 issued by sra. 7. copy of sanctioned plan with having ref no. r-c/pvt/0003/20040220/ap/s-2 on dated 12/09/2025- valid upto 24th floor .8. copy of rera certificate no.p51800052043 valid up to 31/05/2027. 9. we have considered one covered car park as per booking form. 9. date of visit is 14.08.2026.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

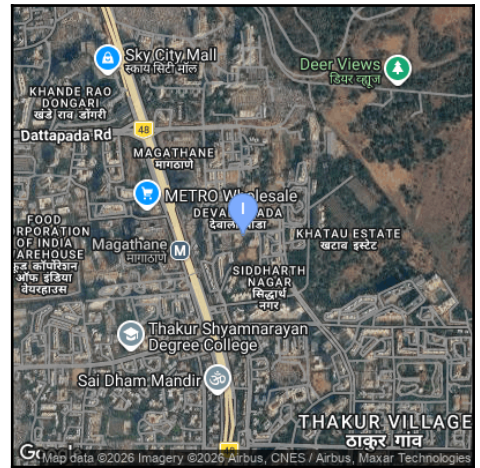
Entered By:	Assureval Private Limited_Hfc	Entered On:	21-Aug-2026
Recommended by:	Pramod Naik	Completion Status:	Semi-Constructed
Recommender's Comment:	Recommending The Case For Approval . Project Has Been Visited Rtm Pramod Naik Project Is Apf With Hfc And Is Progressing Satisfactorily		
Approver Name:	Jitendra Patil	Approver ID:	HE006696
Designation:	Senior Product Manager	Approved On :	21-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. site visit was conducted by rtm pramod naik and value cross verified with market pricings.		



Longitude: 72.8690575
Latitude: 19.2176921999965
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Longitude: 72.8690575
Latitude: 19.2176921999965
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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.

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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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