



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-128940	Application No.:	77000321813
Customer Name:	Gufran Ahmad Akram Hussain Shaikh	Branch :	(10027) ANDHERI JB NAGAR
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Gufran Ahmad Akram Hussain Shaikh	Mobile :	9082327252 7631677032

PROPERTY ADDRESS

Property Address:	Flat No 2003 20th Floor Sayba Crystal Building No ,74 Known As Nehru Nagar Unnati Chs Ltd Nehru Nagar,Cts No 12 Part Kurla East Mumbai 400024	Location:	Kurla (E)
		City:	Mumbai
		Pin Code	400024
		State:	Maharashtra
		Country	India
Legal Address:	Flat No 2003 20th Floor Sayba Crystal Building No 74 Known As Nehru Nagar Unnati Chs Ltd Nehru Nagar Cts No 12 Part Kurla East Mumbai 400024	Nearby Landmark:	Near Abhudaya Bank
		Collateral ID:	126MUM024-070085

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPING
No of Floors:	20	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	20
Green Housing:	No	Distance from City Center Km:	1
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other1				
Other2				
Ground Floor				
20th Floor	2	1	1	1BHK
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	0
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	Building	Road	Building	Nala
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 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:	GROUND PLUS 20TH

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	395	0	0
Super Built Up/Sellable Area	593	15000	8895000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	8895000
% Recommended	100	Realizable Value:	8895000

Realizable Value In Words : Rupees Eighty-Eight Lakh Ninety-Five Thousand

Visited By:	Miss. Shweta Mohite	Visited on:	28-Jul-2026
Violations observed (if any):			

Remarks:

Group Name- AMOOL ENTERPRISES| Company Name - AMOOL ENTERPRISES| Grade - B| Project Approval No - MUM/25/1492| Project ID Finone - 458777| Building ID Finone - 556762 | 1) this residential property this is rcc ground plus 20th floor rcc framed structure. building is recently completed. 2) cost sheet copy received. b) oc copy no mh/ee/bp/gm/mhada-22/1312/2026/occ/1/new dated 22/07/2026. c) approved plan no mh/ee/(bp)/gm/mhada-22/1312/2025/iaa/2/amend 13.08.2024. d) rera number p51800077006 valid till 31/05/2027. d) mr pranil shinde(sales person) met at site. 3) documented area 447 sq.ft. carpet area approved plan 395 sq.ft considered for valuation and 50pc loading applied on it.

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
16636_OCC_SIGNED - COPY.PDF	NULL	NULL	
SAYBA CRYSTAL CC.PDF	NULL	NULL	
TIMEPHOTO_20260724_154819.JPG			
16636_OCC_SIGNED.PDF	NULL	NULL	
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PLAN.PDF	NULL	NULL	
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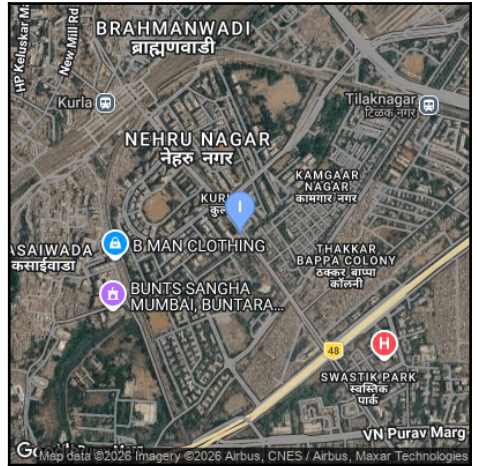
Entered By:	Shweta Mohite	Entered On:	28-Jul-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Sai Narkar	Approver ID:	HE005884
Designation:	Technical Manager	Approved On :	29-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for valuation as recommended. considering project is apf with hfc		



Longitude: 72.88407000000001
Latitude: 19.060911666666666
Image Taken 24-JUL-2026 15:47:14



Longitude: 72.88417333333334
Latitude: 19.06097972222222
Image Taken 24-JUL-2026 15:48:19



DECLARATION

I/We herby 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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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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