



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000345787
Customer Name	Deepak Fulchand Patel
BSM/RM Name	

BUILDER DETAILS

Group Name	Jsbs Homemakers Private Limited.
Bulider's Name	Jsbs Homemakers Private Limited
Bulider's Grade	A Land 1234567890 Mobile 0987654321

LAND OWNER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Account Holder Name

BUILDER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Holder Name
Hdfc Bank	Vasai	57500001302775	Jsbs Homemakers Pvt Ltd

PROJECT DETAILS

Project Name	Gokul Nakshatra		
Project Approval No	TNE/24/714		
Property Address	Survey No.334 Village Bolinj Taluka Vasai District		
Legal Address	Gokul Nakshatra Constructed On Land Bearing S. No. 334, Situated At Village-Bolinj, Tal. Vasai		
City	Palghar	Pincode	401303
Landmark	Near Ruchi Hotel		
Class Of Locality	MIDDLE CLASS AREA		
Distance from Center of city			

RERA DETAILS

RERA Registration Applicable	Yes
RERA Registration Number	P9900005604 RERA Valid upto 31-DEC-2027
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	Residential
Commencement		Proposed Completion	
Project ID	414695	Building ID	613782
Building Name	Gokul Nakshatra Building No 1	Flat No/RH No/Plot No	FLAT NO 1803
Carpet Area(Sq. ft)	885	Floor	18
Land Area	0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	1328	Total No of Floors	25
Garden Area (sq.ft.)	0	Unit Type	FLAT
No of Parking	0	Valuation	9296000
Amenities Cost	0	Collateral Id	
Valuation in Words	Ninety-Two Lac Ninety-Six Thousand		

STAGE OF CONSTRUCTION

Description of		%Completion	64	%Recommended	64	Payment Schedule	
Date of Visit	10-JUL-2026	Visited By	SIDDHESH SAGVEKAR	Visited By Type	In House		
Approved By	Altamas Khan(He005741 - Technical Manager)						
Approver's Remark	RECOMMENDED .						
Remarks	I. Original Agreement For Sale To Be Executed Between M/S. Jsbs Home Makers Private Limited, The Promoter Party Of The One Part And Intended Purchaser, The Allottee Party Of The Other Part, Along With Registration Receipt, Stamp Duty Paid Receipt Index-Ii. ii. Original Noc For Mortgage Issued By M/S. Jsbs Home Makers Private Limited Through Structure Gr Plus 02 Com Plus 1st To 25th Residential 17th Rcc Slabs Completed By Mivan						
Violation Observed if any	JSB HOME MAKERS PRIVATE LIMITED CURRENT BANK ACCOUNT ACCOUNT NO - 57500001302775 HDFC BANK JSB HOME MAKERS PRIVATE LIMITED CURRENT BANK ACCOUNT ACCOUNT NO -57500001302979 HDFC BANK						
Unit Remarks							



Latitude 19.446405
 Longitude 72.79976472222222
 Image Taken 10-JUL-2026 12:32:13



Latitude 19.446405
 Longitude 72.79976472222222
 Image Taken 10-JUL-2026 12:32:13

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000345787	DEEPAK FULCHAND PATEL	HE014370	03/SEP/2026

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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