



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No 77000327519
Customer Name Sanobur Jahan Mohammed Ismail Shaikh
BSM/RM Name

BUILDER DETAILS

Group Name Sunteck Realty Limited
Builder's Name Sunteck Realty Limited- Maxx Wld 1
Builder's Grade A Land 9930680861 Mobile 9930680861

LAND OWNER ACCOUNT DETAILS

Bank Name Branch Name Account No Account Holder Name

PROJECT DETAILS

Project Name Sunteck Maxx World 1
Project Approval No TNE/20/726
Property Address Opp. To Sunteck West World 1 And 2 Village Tivri
Legal Address Nallasopara
City Thane Pincode 401208
Landmark Near Tivri Road
Class Of Locality MIDDLE CLASS AREA
Distance from Center of city 2

RERA DETAILS

RERA Registration Applicable Yes
RERA Registration Number P9900002407 RERA Valid upto 29-AUG-2026
Registration Status Registered
Apply For RERA
Reason for RERA Not Applicable
RERA Account Updated
Registration Revocation Deviation
Special Condition

COMPLETION STATUS

Completion Status	Rcc Structure Completed	Approved Property Use	Residential
Commencement		Proposed Completion	
Project ID	512402	Building ID	614497
Building Name	Sunteck Maxx World 1 Tower 1 A Wing (As	Flat No/RH No/Plot No	2308
Carpet Area(Sq. ft)	407	Floor	23
Land Area	0 Rate 0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	611 Rate 7200	Total No of Floors	null
Garden Area (sq.ft.)	0 Rate 0	Unit Type	FLAT
No of Parking	0 Rate 0	Valuation	4399200
Amenities Cost	0	Collateral Id	
Valuation in Words	Forty-Three Lac Ninety-Nine Thousand Two Hundred		

STAGE OF CONSTRUCTION

Description of		%Completion	100	%Recommended	100	Payment Schedule	
Date of Visit	26-AUG-2026	Visited By	KARANMALADKAR	Visited By Type	In House		
Approved By	Altamas Khan(He005741 - Technical Manager)						
Approver's Remark	OK						
Remarks	Kindly Take Indemnity Letter From The Builder Before 1st Disbustment. 1. Original Registered Agreement For Sale Executed Between M/S. Sunteck Realty Limited As Developer Duly Signed By Authorized Signatory, Duly Appointed Under Legal Valid Power Of Attorney And The 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 M/S. Sunteck Realty Limited Issued To Icici Bank Limited For Mortgage Of The Said Flat To Icici Bank Limited 6. Original Payment Receipt(S) M/S. Sunteck Realty Limited Issued In The Name(S) Of Purchaser(S). 7. Certified Copy Of Completion/Occupancy Certificate Wherever Applicable. 8. Release Of Charge Noc Issued By Axis Bank Limited Needs To Be Documented For Individual Units As Per The Mortgage Deed						
Violation Observed if any	AXIS BANK LIMITED ANDHERI WEST A/C NO. 919020073704600						
Unit Remarks							



Latitude 0.0
 Longitude 72.86007388888888
 Image Taken 06-FEB-2020 14:17:55



Latitude 0.0
 Longitude 0.0
 Image Taken 06-FEB-2020 14:17:55

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000327519	SANOBUR JAHAN MOHAMMED	HE014370	28/AUG/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
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File Name	Omindoc File Name	Latitude	Longitude
REQ-20-	REQ-20-		
SUNTECK MAX FINAL.PDF	REQ-20-	NULL	NULL
REQ-20-	REQ-20-		
REQ-20-	REQ-20-		
REQ-20-	REQ-20-		
REQ-20-	REQ-20-		
REQ-20-	REQ-20-		
REQ-20-	REQ-20-		
REQ-20-	REQ-20-		

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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