



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-148915	Application No.:	77000345361
Customer Name:	Daulat Parshuram Koli	Branch :	(10120) PUNE - WAKAD
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Daulat Parshuram Koli	Mobile :	8605586142 9850682714

PROPERTY ADDRESS

Property Address:	Flat No B 106, 1st Floor, Wing B,Tirupati Eternia ,Greens, Survey No 175/1, Charoli Nirgudi Road,,Near Tanish Park, Mauje Charoli Budruk, ,Tal. Haveli, District Pune 412105	Location:	Chovisawadi		
		City:	Pune	Pin Code	412105
		State:	Maharashtra	Country	India
Legal Address:	Flat No B 106, 1st Floor, Wing B, Tirupati Eternia Greens, Survey No 175/1, Mauje Charoli Budruk, Taluka Haveli, District Pune 412105	Nearby Landmark:	Near Royal Keys		
		Collateral ID:	I26PUN105-086519		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	26
Green Housing:	No	Distance from City Center Km:	20
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor	3	1	2	2 BHK FLAT
Second Floor				
Other1				
Other2				

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	Flat Entrance	Open To Sky	Open To Sky	Flat No 105
Actual on Site	Flat Entrance	Open To Sky	Open To Sky	Flat No 105
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 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	664	0	0
Super Built Up/Sellable Area	897	5600	5023200
1 Car Parking	1	400000	400000
Other 2	1	0	0
% Completion	100	TOTAL	5423200
% Recommended	100	Realizable Value:	5423000

Realizable Value In Words : Rupees Fifty-Four Lakh Twenty-Three Thousand

Visited By:	Klarheit Valuers And Consultants Pvt Ltd_Hfc	Visited on:	11-Sep-2026
Violations observed (if any):	No		
Remarks:	null 1. case type is builder purchase. 2. we have received draft agreement, approved building plan, rera certificate and oc for valuation. 3. area as per draft agreement is considered for valuation. 4. draft agreement is between m/s s.s developers and daulat parshuram koli. 5. rera certificate p52100051439 commencing from 14/06/2023 and ending with 31/12/2026 6. oc having ref. no 365/2026 dated 08/05/2026 issued by pcmc. 7. approved building plan having ref. no 168/2024 dated 29/11/2024 issued by pcmc.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
1000287872.JPG	NULL	NULL	
1000287868.JPG	NULL	NULL	
1000287869.JPG	NULL	NULL	
1000287873.JPG	NULL	NULL	
1000287874.JPG	NULL	NULL	
1000287876.JPG	NULL	NULL	
1000287875.JPG	NULL	NULL	
1000287880.JPG	NULL	NULL	
1000287883.JPG	NULL	NULL	

Entered By:	Klarheit Valuers And Cons	Entered On:	16-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	16-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	NON APF APPROVAL TO BE TAKEN BEFORE DISBUREMENT		
Approver's Comment:	ok as recommended		



Longitude: 73.921878
Latitude: 18.649117999999998
Image Taken 11-SEP-2026 14:25:01



Longitude: 73.921878
Latitude: 18.649117999999998
Image Taken 11-SEP-2026 14:26:52



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.

DISCAIMER: 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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client.This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.