



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-164117	Application No.:	77000360280
Customer Name:	Akshay Vaibhav Shah	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Akshay Vaibhav Shah	Mobile :	9975260233 8329149265

PROPERTY ADDRESS

Property Address:	Flat No 307,3rd Floor, Building No C-1,Shubhashree,Residential Cts No 4487, Sr No 171/A1,171/B,172/2,,Akurdi Tal Haveli Dist Pune	Location:	Akurdi
		City:	Pune
		Pin Code	411035
		State:	Maharashtra
		Country	India
Legal Address:	Flat No 307,3rd Floor, Building No C-1, Shubhashree Residential Cts No 4487, Sr No 171/A1,171/B,172/2, Akurdi Tal Haveli Dist Pune	Nearby Landmark:	Near Ganesh Vision
		Collateral ID:	I26PUN035-091571

PROPERTY DETAILS

Type Of Property:	Land-Commercial	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	8	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	18
Green Housing:	No	Distance from City Center Km:	27
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	19
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	41

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Entrance/Passage	Open To Sky	Flat No 308	Open To Sky
Boundary	Na			

NDMA Details

Height Of Building(Above Ground Level)	Between 15-45 meter	Seismic Zone	2
Flood Prone Area	No	CRZ	1

VALUATION AS PER GOVT. APPROVED RATES

Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	GROUND/PARKING PLUS

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	827	0	0
Super Built Up/Sellable Area	1116	8200	9151200
Car Parking	1	400000	400000
Other 2	1	0	0
% Completion	100	TOTAL	9551200
% Recommended	100	Realizable Value:	9551000

Realizable Value In Words : Rupees Ninety-Five Lakh Fifty-One Thousand

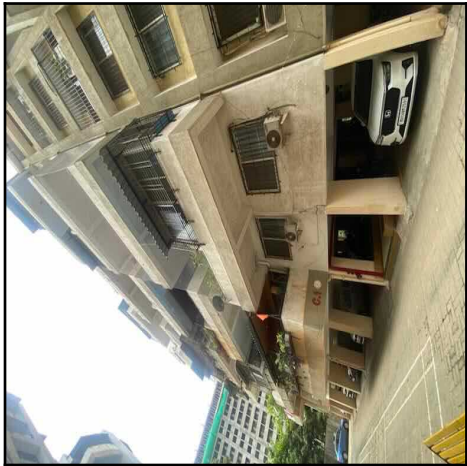
Visited By:	Mr. Mohammad Ashraf	Visited on:	24-Sep-2026
Violations observed (if any):			

Remarks:	null 1). this is resale purchase case.2) details are collected on site 3).we have received index ii and agreement to sale executed between mr. janakiraman ramamoorthi and 1 other with mrs.reshma vaibhav shah and 2 others with reg no 20157/2026 dated 07/07/2026 at sro haveli 24 4). property identified by person met on site 7). details for area and valuation taken as per index ii 8). boundaries taken as site. 7). name plate observed on door and society name board 8). we have received occupancy certificate with reg no 211/2015 dated 14/09/2015 issued by pcmc 9). we have received property tax paid receipts in name of mr. janakiraman ramamoorthi with malmatta no 1020102206.00 issued by pcmc for years 2021-2026 10). we have received electricity bill in name of ramamoorthi janakiraman with customer no 170147675138 and purvatha dated 30/08/2007 issued by mahaviteran 11).parking allotment letter dated 24/04/2009 in the name of mr. j. ramamoorthi allotted with 01 car parking no.12).received index ii and agreement to sell made between m/s siddhivinayak associates and mr.janakiraman ramamoorthi and 1 other with reg no 6449/2005 dated 28/10/2005 at sro haveli 18
----------	--

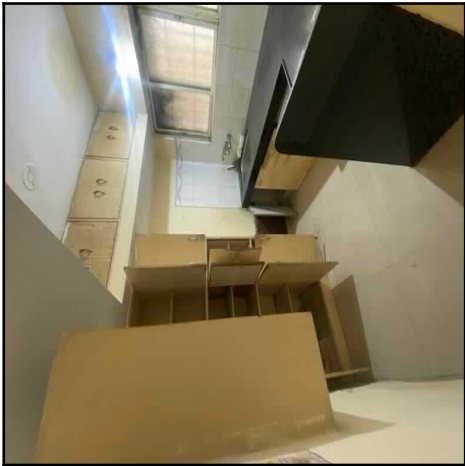
OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
IMG_5294.JPG	18.646633333333334	73.78279166666667	
IMG_5297.JPG	18.646719444444443	73.782775	
IMG_5298.JPG	18.646774999999998	73.78278333333333	
IMG_5296.JPG	18.646719444444443	73.782775	
IMG_5299.JPG	18.64685	73.78274444444445	
IMG_5300.JPG			
IMG_5301.JPG			
IMG_5293.JPG			
IMG_5295.JPG	18.646747222222222	73.78270833333333	

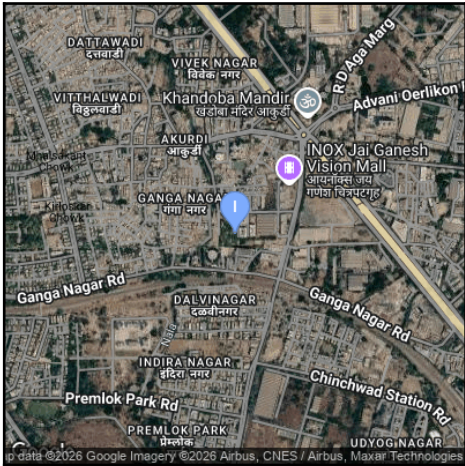
Entered By:	Mohammad Ashraf	Entered On:	26-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	26-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.78318888888889
Latitude: 18.646925
Image Taken 24-SEP-2026 11:34:57



Longitude: 73.782775
Latitude: 18.646719444444443
Image Taken 24-SEP-2026 11:30:46



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.

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.

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.