



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149065	Application No.:	77000346582
Customer Name:	Maheebub Khurshid Fakir	Branch :	(10651) KHARADI
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Maheebub Khurshid Fakir	Mobile :	7350354208 8600559914

PROPERTY ADDRESS

Property Address:	Flat No 107 1st Floor, Wing A-2, Building A, ,Sector R35/Avenue35 Harmony Residency, New S No 86p, 74b, S No 126/1part And Other ,Mauje Jambe Nere And Marunji Tal Mulshi Dist Pune	Location:	Chinchwadagaon
Legal Address:	Flat No 107 1st Floor, Wing A-2, Building A, Sector R35/Avenue35 Harmony Residency ,Life Republic Project New S No 86p, 74b, S No 126/1part, 131/8p,131/9p And 131/10 P, Mauje Jambe Nere And Marunji Tal Mulshi Dist Pune	City:	Pune Pin Code 411033
		State:	Maharashtra Country India
		Nearby Landmark:	Life Republic Project
		Collateral ID:	I26PUN033-085194

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	9	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Development Authoriy
Nature of Location:	Urban	Distance Travelled From Operating	50
Green Housing:	No	Distance from City Center Km:	30
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	2	1	1	1 BHK RESIDENTIAL FLAT
null				
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	Open To Sky	Flat No 106	Open To Sky	Entrance And Flat No 108
Actual on Site	Open To Sky	Flat No 106	Open To Sky	Entrance And Flat No 108
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 45 meter	Seismic Zone	3
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	PARKING PLUS 9 UPPER

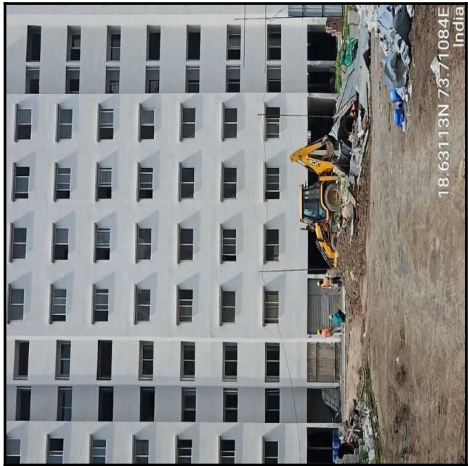
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	320	0	0
Super Built Up/Sellable Area	432	2650	1144800
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1144800
% Recommended	100	Realizable Value:	1145000
Realizable Value In Words : Rupees Eleven Lakh Forty-Five Thousand			

Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	30-Aug-2026
Violations observed (if any):			

Remarks:	null 1) this is builder purchase case 2) subjected property is 1bhk residential flat on 1st floor comprising of parking plus 9 upper floor resudential building 3) area as per agreement consider for valuation 4) carpet area as per agreement on that 35 percent loading consider for valuation 5)agreement made between kolte patil developers ltd and maheubub khurshid fakir having reff no 6321/2026 dt 19/05/2026 6) sanction plan issued by pmrda having reff no 729/23-245 dt 15/03/2024 7) rera no p52100079586 commencing from 17/03/2025 and ending with 31/12/2027 8) mhada offer letter no 881-aj5698/2026. dt 05/03/2026 9) occupancy certificate issued by pmrda having reff no 479 dt 18/05/2026 10) as per site project is underconstruction , all work completed 11) this is non apf builder purchase case so take necessary approval at your end to fund this non apf case. 12) confirmation for cheque favoring and original document verification should be taken from technical team prior to disbursement 13) 18.631803,73.711299
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
SCREENSHOT 2026-09-03 153517.PNG	NULL	NULL	
TIMEPHOTO_20260830_142357.JPG	NULL	NULL	
TIMEPHOTO_20260830_142410.JPG	22.371565	88.4350563888889	
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LAYOUT A2 WING.PDF	NULL	NULL	
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Entered By:	Propedge Valuations Priva	Entered On:	11-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	11-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 73.71028083333334
Latitude: 18.631925833333334
Image Taken 30-AUG-2026 14:24:00

Longitude: 73.71028083333334
Latitude: 18.631925833333334
Image Taken 30-AUG-2026 14:24:03

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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