



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-151013	Application No.:	77000344554
Customer Name:	Mahendra Bajirao Chaudhari	Branch :	(10120) PUNE - WAKAD
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Mahendra Bajirao Chaudhari	Mobile :	8087446273 9623159622

PROPERTY ADDRESS

Property Address:	Flat No 502 05th Floor Skylar, Plot No 08 09 15 Survey No 94,Mouje Ravet Tal Haveli Dist Pune	Location:	Mamurdi		
		City:	Pune	Pin Code	412101
		State:	Maharashtra	Country	India
Legal Address:	Flat No 502 05th Floor Skylar Plot No 08 09 15 Survey No 94 Mouje Ravet Tal Haveli Dist Pune	Nearby Landmark:	Near S B Patil School		
		Collateral ID:	I26PUN101-083790		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	6	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	34
Green Housing:	No	Distance from City Center Km:	17
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
05th Floor	2	1	1	01 BHK
Other2				
Ground Floor				
First Floor				
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na	4
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	56

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Entrance / Passage	Open Space	Flat No. 503	Flat No. 501
Actual on Site	Entrance / Passage	Open Space	Flat No. 503	Flat No. 501
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 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:	PROPOSED GROUND

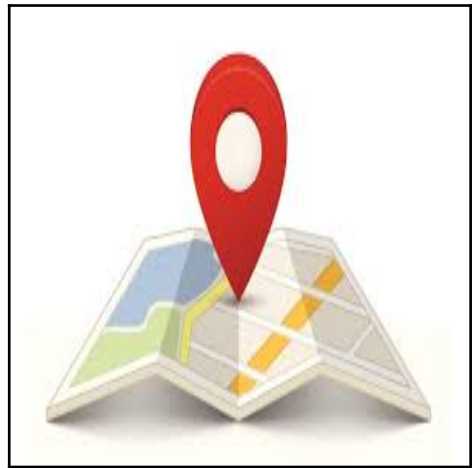
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	488	0	0
Super Built Up/Sellable Area	659	6500	4283500
01 Ocp	1	200000	200000
Other 2	1	0	0
% Completion	81	TOTAL	4483500
% Recommended	81	Realizable Value:	4484000

Realizable Value In Words : Rupees Forty-Four Lakh Eighty-Four Thousand

Visited By:	Creative Valuers And Engineers Pvt. Ltd._Hfc	Visited on:	05-Sep-2026
Violations observed (if any):			
Remarks:	null 1) we have received index ii, rera certificate, sanction floor plan and cc. 2) i) agreement for sale made between m/s. bhoomi infra and others and mrs. manisha mahendra chaudhari, mr. mahendra bajirao chaudhari with reg no. 10807/2026 sro - haveli 24, date of registration 01/04/2026. ii) rera certificate no. p52100015279, commencing from 12/02/2018 and ending with 31/03/2027. 3) property is 02 bhk residential flat and same is under construction. 4) as on date footing/excavation, plinth, 07 rcc slabs, 04 external brick work, 04 internal brick work, 04 internal plaster, 04 external plaster, 04 flooring, 04 gypsum is completed. 5) as subject property is under construction, no nameplate or unit number is mentioned on site. property is identified through person met at site and documents provided. 6) area as per index ii is considered for valuation. 7) as per site information construction upto 04 floors was completed 04 years ago and 05th and 06th floors is currently under construction. stage given is for entire building. 7) this is non apf builder purchase case so take necessary approval for funding non apf builder purchase case. 8) confirmation for cheque favoring and original document verification should be taken from technical team prior to disbursement.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
PNE42975260904_29.PNG	NULL	NULL	
1875391522467965.JPG	NULL	NULL	
1875391522466581.JPG	NULL	NULL	
1875391522462054.JPG	NULL	NULL	
1875391522460962.JPG	NULL	NULL	
1875391522460346.JPG	NULL	NULL	

Entered By:	Creative Valuers And Engineers Pvt. Ltd._Hfc Warnakar	Entered On:	07-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	07-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.74310098280876

Latitude: 18.656270388856264

Image Taken 05-SEP-2026 15:17:18

Longitude: 73.74310098280876

Latitude: 18.656270388856264

Image Taken 05-SEP-2026 15:17:31

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.

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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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