



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159596	Application No.:	77000044924
Customer Name:	Lalit Nivrutti Shinde	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	HI - Prime HI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Lalit Nivrutti Shinde	Mobile :	8888974832 7720877642

PROPERTY ADDRESS

Property Address:	Flat No 2405 24th Floor Puraniks Abitante Fiore,Phase 2a D Brezza Sr No 233 /1 To 7 ,235 /1 /235/ 2a/, 235/ 2b/ 244/ 2 Plot No 1 To 12, At Bavdhan Bk ,Tal Mulshi Dist Pune	Location:	Baner Bavdhan Sus
Legal Address:	Flat No 2405 24th Floor Puraniks Abitante Fiore, Phase 2a D Brezza Sr No 233 /1 To 7 235 /1 /235/ 2a/, 235/ 2b/ 244/ 2 Plot No 1 To 12 At Bavdhan Bk ,Tal Mulshi Dist Pune	City:	Pune Pin Code 411021
		State:	Maharashtra Country India
		Nearby Landmark:	Near Crystal Honda Showroom
		Collateral ID:	I25PUN021-048989

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	
No of Floors:	30	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	15
Green Housing:	No	Distance from City Center Km:	
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
24th Floor	3	1	2	2 BHK FLAT RESI
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	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 Space	Entrance	Duct	Open Space
Actual on Site	Open Space	Entrance	Duct	Open Space
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:	3 PARKING PLUS UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	733	0	0
Super Built Up/Sellable Area	990	7600	7524000
Parking	1	500000	500000
Other 2	1	0	0
% Completion	97	TOTAL	8024000
% Recommended	97	Realizable Value:	8024000
Realizable Value In Words : Rupees Eighty Lakh Twenty-Four Thousand			

Visited By:	Mr. Sagar Mane	Visited on:	17-Sep-2026
Violations observed (if any):	Na		
Remarks:	null null 1) this is subsequent case 2) all the details are taken from previous report with req id hrq-26-94095 and application no 77000044924 dated 31 may 2026 3) only external visit was done as internal visit was not allowed 4) as per site visit finishing work are in progress		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

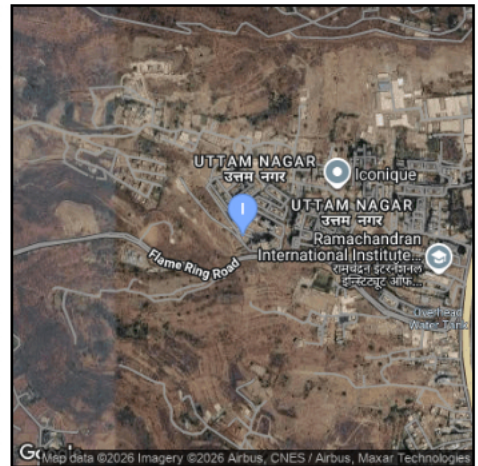
Entered By:	Sagar Mane	Entered On:	17-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	17-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended subsuenqet case		



Longitude: 73.76055555555556
Latitude: 18.521111111111111
Image Taken 17-SEP-2026 09:34:15



Longitude: 73.76055555555556
Latitude: 18.521111111111111
Image Taken 17-SEP-2026 09:33:04



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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