



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-25-50646	Application No.:	77000019356
Customer Name:	Asmita Mandwale Ambure	Branch :	(10030) PUNE-MAIN
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Asmita Mandwale Ambure	Mobile :	8120000076 9096626665

PROPERTY ADDRESS

Property Address:	Flat No 2608 26th Floor Tower 1 Vtp Monarque Phase,1, Sector R-21 And R-27 Sr No 188/1(P),191/3(P), ,192/1/1,192/1/2,192/1/3,192/3,193/2,193/3,193/4, ,193/5 Mauje Hinjewadi Tal Mulshi Dist Pune	Location:	Wakad Hinjewadi Tathawade Punawale
Legal Address:	Flat No 2608 26th Floor Tower 1 Vtp Monarque Phase 1, Sector R-21 And R-27 Sr No 188/1(P),191/3(P), ,192/1/1,192/1/2,192/1/3,192/3,193/2,193/3,193/4, 193/5 Mauje Hinjewadi Tal Mulshi Dist Pune	City:	Pune Pin Code 411057
		State:	Maharashtra Country India
		Nearby Landmark:	Vtp Project Hinjewadi
		Collateral ID:	I25PUN057-030554

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	34	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Development Authority
Nature of Location:	Urban	Distance Travelled From Operating	48
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				
Second Floor				
26th Floor	3	1	2	PROPOSED 2 BHK WITH BATH
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	Entrance And Flat No 2607	Duct And Flat No 2601	Duct / Passage	Open Space
Actual on Site	Entrance And Flat No 2607	Duct And Flat No 2601	Duct / Passage	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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	PROPOSED B PLUS G

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	807	0	0
Super Built Up/Sellable Area	1089	9500	10345500
Parking	1	500000	500000
Other 2	1	0	0
% Completion	0	TOTAL 10845500	
% Recommended	20	Realizable Value: 10846000	

Realizable Value In Words : Rupees One Crore Eight Lakh Forty-Six Thousand

Visited By:	Milind Ankalgi_Hfc	Visited on:	28-Mar-2025
Violations observed (if any):			
Remarks:	null 1) the subject case is home loan builder purchase case. 2) document verified a) sale deed with index ii no.29329/2024 dt 31/12/2024 between mexus real estate developers llp and asmita mandwale ambure. b) building plan no 2797/23-24 dt 10/07/2024 issued by pmrda. c) rera certificate no p52100077322 commencing from 06/08/2024 and ending with 31/12/2029 issued by maharera 3) area taken for valuation as per provided index ii 4) boundaries as per sale deed are taken from building plan. 5) as per site visit it is seen that subject property is under construction and exavation wip. 6) rate is taken as per market rate. 7) valuation given on the basis of document provided by icici hfc. 8) this is non apf builder purchase case so take necessary approval for funding this non apf builder purchase case 9) confirmation for cheque favouring and original document verification should be taken from technical team prior to disbursement. 10) developer is cat a. 11) stage is considered as per payment schedule. also payment schedule in attached in omni doc		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
PAYMENT SCHEDULE.PDF			

Entered By:	Milind Ankalgi_Hfc	Entered On:	29-Mar-2025
Recommended by:	Mohit Bhosale	Completion Status:	Semi-Constructed
Recommender's Comment:	Recommended For Approval - Cat A Developer Project		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Regional Technical Manager	Approved On :	29-Mar-2025
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 73.73159100000001

Latitude: 18.573424

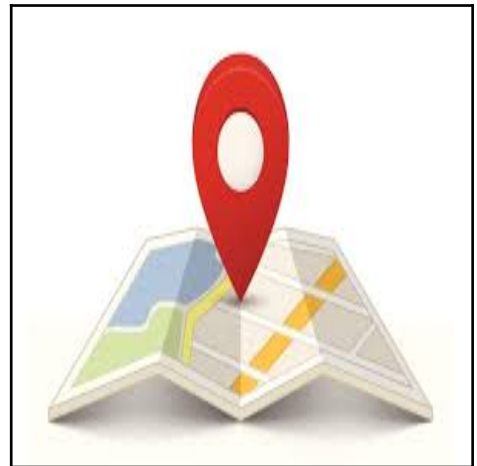
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DECLARATION

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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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.

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