



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159254	Application No.:	77000350515
Customer Name:	Sahil Satish Anarse	Branch :	(10030) PUNE-MAIN
Product Name:	Nhl - Prime Nhl - Lap Rgc - Bt + Top Up	BSM/RM Name:	Los_Channel
Loan Property Type:	RENTED	Visited User Type:	Technical Agency
Contact Name:	Sahil Satish Anarse	Mobile :	9049443955 9607873307

PROPERTY ADDRESS

Property Address:	101 102 1st Floor ,Sky Angan Apartment Condominium Private Plot No 7,Survey No 28/5, Pimple Nilakh, ,Taluka Haveli Dist Pune 411027	Location:	Aundh		
		City:	Pune	Pin Code	411027
		State:	Maharashtra	Country	India
Legal Address:	Flat No 101 102, 1st Floor, Sky Angan Apartment Condominium Private Plot No. 7, Survey No 28/5,Pimple Nilakh, Taluka Haveli Dist Pune 411027	Nearby Landmark:	Near Goodlands Pg Klassic Residencia		
		Collateral ID:	I26PUN027-086171		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	8
Green Housing:	No	Distance from City Center Km:	8
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Flat No 102 1st	3	1	2	2 BHK FLAT RESIDENTIAL USE
Flat No 101 1st	3	1	2	2 BHK FLAT RESIDENTIAL USE
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenant	8
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	5 YEARS	Na	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Entrance Staircase Lift And	Open To Sky/Entrance	Open To Sky / Open To Sky	Open To Sky / Open To Sky
Actual on Site	Entrance Staircase Lift And	Open To Sky/Entrance	Open To Sky / Open To Sky	Open To Sky / Open To Sky
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:	GROUND PLUS 4 FLOORS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1168	0	0
Super Built Up/Sellable Area	1578	12700	20040600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	20040600
% Recommended	100	Realizable Value:	20041000
Realizable Value In Words : Rupees Two Crore Forty-One Thousand			

Visited By:	Libra Valuers_Hfc	Visited on:	15-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1. this is a bt plus top up case case 2.we have received index ii for flat no 101 is index no 6864/2025 which is dated on 26-03-2025 in between mrs sonal satish anarase and mr mahindra lalit agarwal 3. index 2 for flat no 102 having number index no 6976/2025 was made between anup agarwal gaurav agarwal and sonali satish anarse on (23/03/2025) 4.sanction plan approval number bp/pimple nilakh/35/15 which is dated on 09/09/2015 issued by pcmc 5. and tax receipt for verification 6.at the time of visit we have observed that property is tenant occupied.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Libra Valuers_Hfc	Entered On:	15-Sep-2026
Recommended by:	Pranav Purohit	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	15-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved. ztm has visited the property. property is being used as pg hence commercial potential is considered while evaluation		



Longitude: 73.78166666666667

Latitude: 18.58888888888889

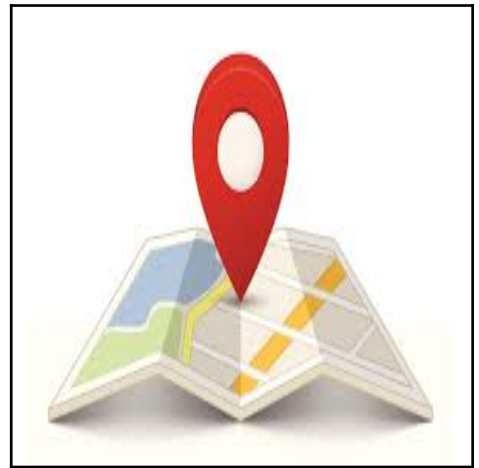
Image Taken



Longitude: 73.78166666666667

Latitude: 18.58888888888889

Image Taken



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.

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.