



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-158003	Application No.:	77000355664
Customer Name:	Vedprakash Omprakash Sharma	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Vedprakash Omprakash Sharma	Mobile :	9764001999 9325020191

PROPERTY ADDRESS

Property Address:	Flat No B-401 4th Floor Wing B ,The Indraprastha Condominium Sub Plot No B3 And B4,Survey No 211/2 Hissa No B Cts No 2107/1 To 32,Mauje Yerwada Taluka Haveli District Pune 411038	Location:	Yerwada
Legal Address:	Flat No B-401 4th Floor Wing B The Indraprastha Condominium Sub Plot No B3 And B4 Survey No 211/2 Hissa No B Cts No 2107/1 To 32 Mauje Yerwada Taluka Haveli District Pune 411038 Maharashtra India	City:	Pune
		Pin Code	411006
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Near Nilanjali Garden And Mayra
		Collateral ID:	I26PUN006-089233

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	5	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
4th Floor	4	1	3	3 BHK RESIDENTIAL FLAT
Other2				
Ground Floor				
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	24
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	36

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Details Not Mentioned In The	Details Not Mentioned In The	Details Not Mentioned In The	Details Not Mentioned In The
Actual on Site	Open Space	Open Space	Entrance/Flat No 402	Open Space
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 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:	GROUND PLUS 5 FLOORS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1979	0	0
Super Built Up/Sellable Area	2573	17400	44770200
1 Car Parking	1	500000	500000
Other 2	1	0	0
% Completion	100	TOTAL	45270200
% Recommended	100	Realizable Value:	45270000
Realizable Value In Words : Rupees Four Crore Fifty-Two Lakh Seventy Thousand			

Visited By:	Libra Valuers_Hfc	Visited on:	17-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1. this is a resale case 2. we have received index ii having number 524/15822 which is dated on 06-07-2024 in between mr. prasad sukhdev gurav and mrs. swati prasad gurav and mr. vedprakash omprakash sharma 3. . we have received sale deed having number 15822/6/34 which is dated on 06-07-2024 in between mr. prasad sukhdev gurav and mrs. swati prasad gurav and mr. vedprakash omprakash sharma 4. we have received tax payment receipt having number 01/02/02396016 which is dated on 26/05/2022 issued by pmc 5. we have received occupation certificate having number bco/03/002 which is dated on 18/09/2002 approved by pmc		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Libra Valuers_Hfc	Entered On:	22-Sep-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	22-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved. ztm has visited the property		



Longitude: 73.9027777777779

Latitude: 18.54472222222223

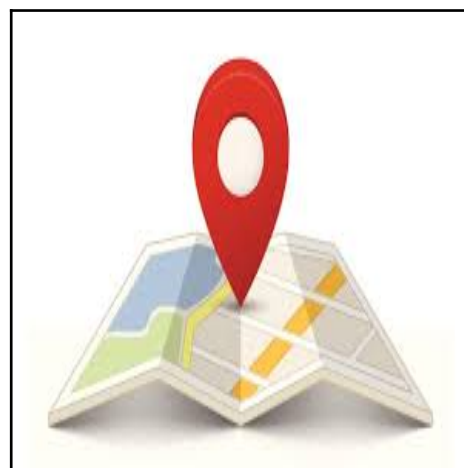
Image Taken



Longitude: 73.9027777777779

Latitude: 18.54472222222223

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.

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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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