



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-139539	Application No.:	77000333633
Customer Name:	Mohammed Ismail Patel	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Mohammed Ismail Patel	Mobile :	8788274579 9881962885

PROPERTY ADDRESS

Property Address:	Flat No B-1107,11th Floor, Wing B, Aishwaryam,Hamara Abhimaan, Gat No 94, Plot No 10 And 11,Chikhali Tal Haveli Dist Pune	Location:	Rupee Nagar		
		City:	Pune	Pin Code	412114
		State:	Maharashtra	Country	India
Legal Address:	Flat No B-1107,11th Floor, Wing B, Aishwaryam Hamara Abhimaan, Gat No 94, Plot No 10 And 11 Chikhali Tal Haveli Dist Pune	Nearby Landmark:	Near Sai Park		
		Collateral ID:	I26PUN114-083577		

PROPERTY DETAILS

Type Of Property:	Land-Commercial	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	14	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	15
Green Housing:	No	Distance from City Center Km:	24
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
11th Floor	3	1	2	2 BHK RESIDENTIAL
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr.Patel	1
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	JAN 2026	Self	59

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Entrance	Flat No 1106	Passage	Open To Sky
Actual on Site	Entrance	Flat No 1106	Passage	Open To Sky
Boundary	Yes			

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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	2 BASEMENTS PLUS

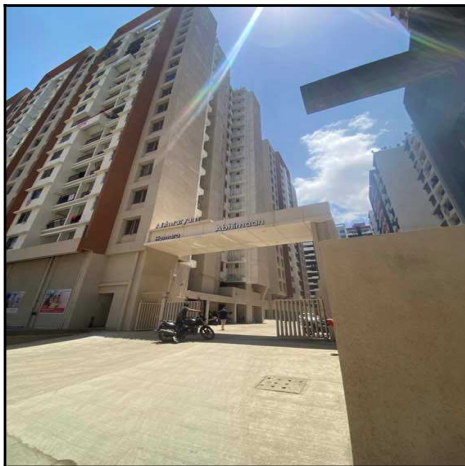
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	688	0	0
Super Built Up/Sellable Area	923	5500	5076500
Covered Car Parking	1	400000	400000
Other 2	1	0	0
% Completion	100	TOTAL	5476500
% Recommended	100	Realizable Value:	5477000

Realizable Value In Words : Rupees Fifty-Four Lakh Seventy-Seven Thousand

Visited By:	Mr. Mohammad Ashraf	Visited on:	03-Sep-2026
Violations observed (if any):			
Remarks:	null 1).this is bt top up case case.2) details are collected on site 3).we have received index ii and agreement to sell executed between m/s..sai essen developers and mr.mohammed ismail patel and 1 other with reg no 23525/2024 dated 18/09/2024 at sro haveli 24 4).received sanctioned plan with reg no chikhali/46/2023 dated 29/03/2023 issued by pcmc 5).received rera certificate no p52100052847 commencing from 05/10/2023 and ending with 29/12/2025 issued by maharera.6).property identified by person met on site 7).details for area and valuation taken as per plan 8).boundaries taken as per plan. 7). name plate observed on door and society name board 8).we have received completion certificate with reg no 1010/2025 dated 24/12/2025 issued by pcmc.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
IMG_4359.JPG	18.687527777777778	73.83355833333333	
IMG_4356.JPG	18.687527777777778	73.83354999999999	
IMG_4358.JPG	18.687336111111111	73.83370277777777	
IMG_4360.JPG	18.68751388888889	73.83359444444444	
IMG_4363.JPG	NULL	NULL	

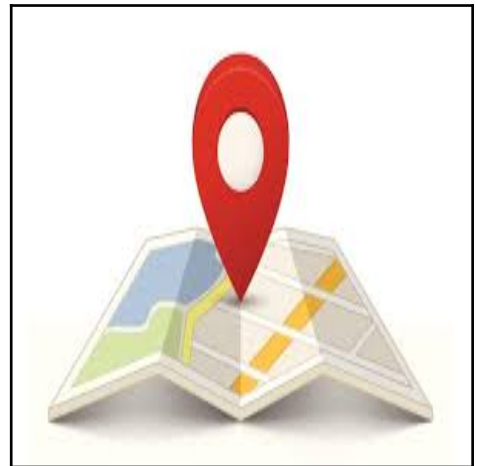
Entered By:	Mohammad Ashraf	Entered On:	07-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	07-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved. oc received. self occupied unit. value is in line with market		



Longitude: 73.83335
Latitude: 18.687036111111112
Image Taken 03-SEP-2026 12:31:23



Longitude: 73.83355833333333
Latitude: 18.687444444444445
Image Taken 03-SEP-2026 12:24:51



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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