



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-135671	Application No.:	77000333811
Customer Name:	Sanket Prakash Shinde	Branch :	(10030) PUNE-MAIN
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sanket Prakash Shinde	Mobile :	9322186970 9067638245

PROPERTY ADDRESS

Property Address:	Flat No 1108 11th Floor Wing A Prestige Heights,Survey No 263/2p 263/4p 269/2p,Mouje Bhugaon Tal Mulshi Dist Pune	Location:	Pirangut
		City:	Pune Pin Code 412115
		State:	Maharashtra Country India
Legal Address:	Flat No 1108 11th Floor Wing A Prestige Heights Survey No 263/2p 263/4p 269/2p Mouje Bhugaon Tal Mulshi Dist Pune	Nearby Landmark:	Near Bharat Petroleum
		Collateral ID:	I26PUN115-074616

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	12	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	26
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
First Floor				
Second Floor				
11th Floor	2	1	1	11TH FLOOR
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Aniket Ghole	8
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2024	Tenant	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Details Not Mentioned In	Details Not Mentioned In	Details Not Mentioned In	Details Not Mentioned In
Actual on Site	Open Space	Entrance Lobby	Duct / Flat No. 1107	Staircase / Flat No. 1101
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	1

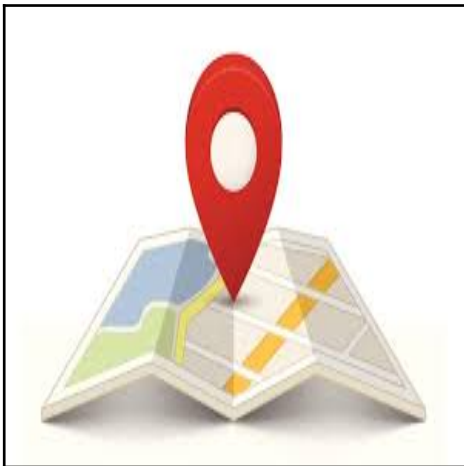
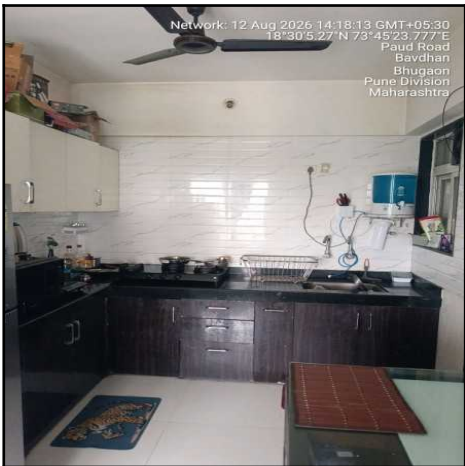
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	LOWER GROUND PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	572	0	0
Super Built Up/Sellable Area	772	6500	5018000
01 Ocp	1	200000	200000
Other 2	1	0	0
% Completion	100	TOTAL	5218000
% Recommended	100	Realizable Value:	5218000
Realizable Value In Words : Rupees Fifty-Two Lakh Eighteen Thousand			

Visited By:	Creative Valuers And Engineers Pvt. Ltd._Hfc	Visited on:	12-Aug-2026
Violations observed (if any):			
Remarks:	null 1) we have received index ii, cc and oc 2) i) agreement for sale made between m/s. prestige developers and others and mrs. anjali prakash shinde with reg no. 20198/2018 sro - mulshi 2, date of registration 01/11/2018. 3) property is identified through name plate on door, society board and person met at site. 4) subject property is 01 bhk residential flat and is tenant occupied by mr. aniket ghole since 2024. 5) area as per index ii is considered for valuation. 6) no of units per floor / position of units - 08 flats / right hand side 01st flat from staircase.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
PNE36698260811_22.JPG	NULL	NULL	
1873307771824632.JPG	NULL	NULL	
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1873307771831719.JPG	NULL	NULL	

Entered By:	Creative Valuers And Engineers Pvt. Ltd._Hfc Warnakar	Entered On:	13-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	13-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. tenant noc to be documented.		



Longitude: 73.75661391590756
Latitude: 18.501519566202287
Image Taken 12-AUG-2026 11:54:12

Longitude: 73.75661391590756
Latitude: 18.501519566202287
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DECLARATION

I/We herby 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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