



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-130891	Application No.:	77000322979
Customer Name:	Furquan Ashraf Ali Sayyad	Branch :	(10030) PUNE-MAIN
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Furquan Ashraf Ali Sayyad	Mobile :	7387595958 9307299260

PROPERTY ADDRESS

Property Address:	Flat No 102 1st Floor Blue Skies,S No 26/1/1 Mauje Dhanori,Tal Haveli Dist Pune	Location:	Dighi Camp		
		City:	Pune	Pin Code	411015
		State:	Maharashtra	Country	India
Legal Address:	Flat No 102 1st Floor Blue Skies S No 26/1/1 Mauje Dhanori Tal Haveli Dist Pune	Nearby Landmark:	Near Bapat Multispeciality Hospital		
		Collateral ID:	I26PUN015-074576		

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:	Lower Class
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	6
Green Housing:	No	Distance from City Center Km:	9
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	3	1	2	2BHK RESIDENTIAL
Second Floor				
Other1				
Other2				
Ground Floor				

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	Open To Sky	Adj Flat No 101	Entrance Plus Staircase	Open To Sky
Actual on Site	Open To Sky	Adj Flat No 101	Entrance Plus Staircase	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

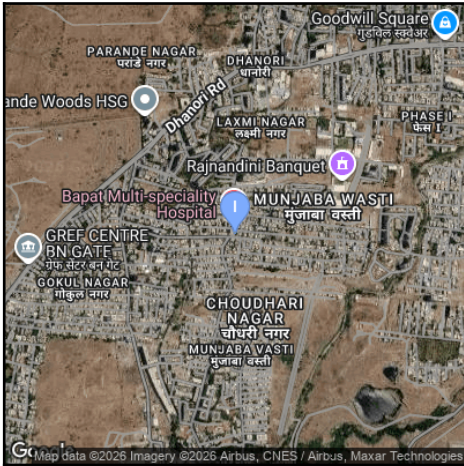
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	PARKING PLUS 4 FLOORS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	475	0	0
Super Built Up/Sellable Area	641	6250	4006250
Parking	1	400000	400000
Other 2	1	0	0
% Completion	86	TOTAL	4406250
% Recommended	86	Realizable Value:	4406000
Realizable Value In Words : Rupees Forty-Four Lakh Six Thousand			

Visited By:	Mr. Pratham Dhotkar	Visited on:	04-Aug-2026
Violations observed (if any):			
Remarks:	null 1 this is builder purchase case 2 documents received are draft agreement sanction building plan for valuation 3 draft agreement is made between m/s pride blue developers through partner aminuddin dawood shaikh, 1 other and mr furquan ashraf ali sayyad, mr sayyad ashraf ali for flat no 102 4 as per site visit building is under construction and all rcc brickwork plaster work completed and flooring upto 3rd floor completed and further work is in progress 5 area as per draft agreement is considered for valuation 6 as plot area is less than 500 sqm, rera is not applicable 7 this is non apf builder purchase case necessary approvals to be taken before disbursement 8 property identified through documents provided and person meet at site 9 correct latlongs - 18.591054268350163, 73.89638698051144		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
125570-1.JPG	NULL	NULL	
125579.JPG	NULL	NULL	
PRIDE BLUE PLAN COPY-1.PDF	NULL	NULL	
125571-1.JPG	NULL	NULL	
125573.JPG	NULL	NULL	
125574.JPG	NULL	NULL	
125575.JPG	NULL	NULL	
125576.JPG	NULL	NULL	
125577.JPG	NULL	NULL	
125580.JPG	NULL	NULL	
125582.JPG	NULL	NULL	
125569.JPG			

Entered By:	Pratham Dhotkar	Entered On:	13-Aug-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	13-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.89611111111111

Latitude: 18.590833333333332

Image Taken

Longitude: 73.89611111111111

Latitude: 18.590833333333332

Image Taken

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.

DISCAIMER: 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.