



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-169165	Application No.:	77000355408
Customer Name:	Varsha Sanjay Shinde	Branch :	(10030) PUNE-MAIN
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Varsha Sanjay Shinde	Mobile :	9823354660 8983701761

PROPERTY ADDRESS

Property Address:	Flat No 1004, 10th Floor, Building C,,Metro Life Optima Residencs, Plot No C ,Survey No 91/2 Mauje Tathavade,Taluka Haveli Dist Pune	Location:	Chinchwadagaon		
		City:	Pune	Pin Code	411033
		State:	Maharashtra	Country	India
Legal Address:	Flat No 1004, 10th Floor, Building C, Metro Life Optima Residencs, Plot No C Survey No 91/2 Mauje Tathavade Taluka Haveli Dist Pune	Nearby Landmark:	Na		
		Collateral ID:	I26PUN033-093379		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	10	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	14
Green Housing:	No	Distance from City Center Km:	12
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
10th Floor	3	1	2	2 BHK RESIDENTIAL FLAT
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	2
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	58

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open Space	Flat No 1003	Open Space	Staircase / Lift And Flat No
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 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:	BASEMENT PLUS LOWER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	684	0	0
Super Built Up/Sellable Area	924	6700	6190800
1 Car Parking	1	400000	400000
Other 2	1	0	0
% Completion	100	TOTAL	6590800
% Recommended	100	Realizable Value:	6591000
Realizable Value In Words : Rupees Sixty-Five Lakh Ninety-One Thousand			

Visited By:	Libra Valuers_Hfc	Visited on:	28-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1. this is builder purchase case 2. we have received index ii number 24104- 2026 which is dated on 22/08/2026 in between rama synergy spaces and sachin wagmare and varsha shinde register in register office haveli 25 3.we have received commencement certificate number 48/2020 dated on 28/08/2020 issued by pcmc 4.we have received pcmc completion certificate no 974/2024 dated 31/12/2024 5. during our visit we have not observed society name board. 6. at the time of visit we have observed that property is vacant		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Libra Valuers_Hfc	Entered On:	30-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	30-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	PROPERTY TAX TO BE DOCUMENTED BEFORE DISBURSEMENT		
Approver's Comment:	ok as recommended non apf approval to be taken before disbursement		



Longitude: 73.74611111111111
Latitude: 18.613611111111112
Image Taken



Longitude: 73.74611111111111
Latitude: 18.613611111111112
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.

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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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