



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-75235	Application No.:	77000261656
Customer Name:	Naresh Mohan Raval	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Naresh Mohan Raval	Mobile :	9762871883 7720877642

PROPERTY ADDRESS

Property Address:	Flat No 1104,11th Floor, Wing D, Silver 18, Gat No,118p 174p 175 176p 178p 181p And 261p Chikhali Tal,Haveli Dist Pune	Location:	Alandi Devachi
		City:	Warnanagar Pin Code 412105
		State:	Maharashtra Country India
Legal Address:	Flat No 1104,11th Floor, Wing D, Silver 18, Gat Nos. 118p 174p 175 176p 178p 181p And 261p Chikhali Tal Haveli Dist Pune	Nearby Landmark:	Near Hotel Al Zam Zam
		Collateral ID:	I26WAN105-039721

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	12
Green Housing:	No	Distance from City Center Km:	23
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

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	Entrance/Passage	Open To Sky	Flat No 1105
Actual on Site	Open To Sky	Entrance/Passage	Open To Sky	Flat No 1105
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 meter	Seismic Zone	2
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:	BASEMENT PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	400	0	0
Super Built Up/Sellable Area	540	5600	3024000
Other 1	1	0	0
Other 2	1	0	0
% Completion	95	TOTAL	3024000
% Recommended	95	Realizable Value:	3024000
Realizable Value In Words : Rupees Thirty Lakh Twenty-Four Thousand			

Visited By:	Mr. Mohammad Ashraf	Visited on:	29-Apr-2026
Violations observed (if any):			
Remarks:	null 1). this is resale purchase case.2) details are collected on site 3). documents collected are agreement to sale between mr. sayyad hussain mohammad choudhary and mr. naresh mohan raval and mrs.jyoti naresh raval and supplementary agreement made between m/s.mayuresh infra and mr. sayyad hussain mohammad choudhary with reg no 291/2026 dated 09 jan 2026 at sro 5 4).sanctioned plan reg no chikhli/78/2021 dated 23/07/2021 issued by pcmc 5).rera certificate no p52100028139 commencing from 04/02/2021 and ending with 30/06/2026 issued by maharera.6). boundaries as per sale deed are taken from building plan. 7).as per site visit it is seen that subject property is under construction and all rcc slab, bbm floor work internal and external plastering work is completed.painting flooring and tiling work is 8) finishing work and lift work is in progress.9) subjected flat is of landowner as mentioned in supplementary agreement provided 10). internal visit was not allowed due to wiring work and safety concern		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

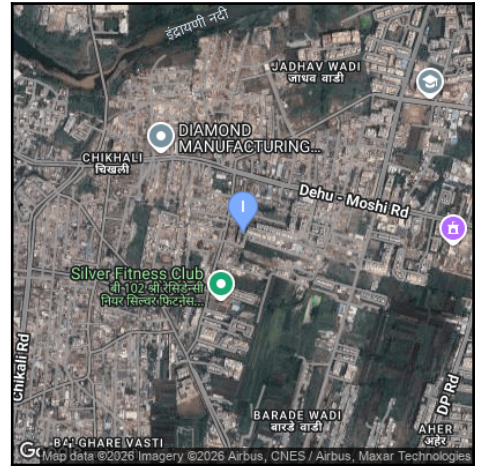
Entered By:	Mohammad Ashraf	Entered On:	29-Apr-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	29-Apr-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended.		



Longitude: 73.82448611111111
Latitude: 18.67998055555556
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Longitude: 73.82448611111111
Latitude: 18.67998055555556
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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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