



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-157991	Application No.:	77000346559
Customer Name:	Lzb India Electric Private Limited	Branch :	(10812) PUNE BANER
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Lzb India Electric Private Limited	Mobile :	7038530455 9503284027

PROPERTY ADDRESS

Property Address:	Flat No.2401 24th Floor Building A Presidential ,Tower S No.119 Hissa No 2a Cts No 1212p Mauje,Pimple Saudagar Tal Haveli Dist Pune	Location:	Aundh		
		City:	Pune	Pin Code	411027
		State:	Maharashtra	Country	India
Legal Address:	Flat No.2401 24th Floor Building A Presidential Tower S No.119 Hissa No 2a Cts No 1212p Mauje Pimple Saudagar Tal Haveli Dist Pune	Nearby Landmark:	Dwarka Heights		
		Collateral ID:	I26PUN027-089601		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	24	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	23
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
Other1				
Other2				
24th Floor	5	1	4	4BHK
First Floor				
Second 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	Flat No. 2402	Open To Sky	Staircase/Passage	Open To Sky
Actual on Site	Flat No. 2402	Open To Sky	Staircase/Passage	Open To Sky
Boundary	Yes			

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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	02 BASEMENT FLOOR

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	2005	0	0
Super Built Up/Sellable Area	2707	14300	38710100
Car Parking	2	600000	1200000
Other 2	1	0	0
% Completion	95	TOTAL	39910100
% Recommended	95	Realizable Value:	39910000

Realizable Value In Words : Rupees Three Crore Ninety-Nine Lakh Ten Thousand

Visited By:	Assureval Private Limited_Hfc	Visited on:	15-Sep-2026
Violations observed (if any):	Case Is Initiated On The Name Of Lzb India Electric Private Limited But Cost Is Received On The Name Of Mr.Vishal Ganesh Behekar		
Remarks:	Group Name- GOVIND RAVIRAJ DEVELOPERS LLP Company Name - GOVIND RAVIRAJ DEVELOPERS LLP Grade - C Project Approval No - PUN/25/2081 Project ID Finone - 473322 Building ID Finone - 572083 1. this is builder purchase. 2. subject property is 3bhk flat. 3. we have received cost sheet in favor of mr. vishal ganesh bahekar 4. sanctioned plan no. 06/2025 dated 28/03/2025 issued by pcmc. 5. rera certificate no. p52100047282 commencing from 17/10/2022 and ending with 31/12/2026 6. sanctioned layout plan no. 15/2023 dated 11/04/2023 issued by pcmc. 7. bua as per cost sheet. 8. property identified with the help of person meet at site and document provided. 9. due to safety reasons, only an external site visit was carried out. 10.the stage of construction has been mentioned as per the information provided by the person available at the site. the actual stage may vary upon conducting an internal inspection. 11. as per site information finishing work in progress. 12. correct latlongs are 18.592988,73.789157 13. car parking detail considered as poer detail provided by icicifhc.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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COST SHEET.PNG			
RERA CERTIFICATE PRESIDENTIAL TOWER.PDF			
TIMEPHOTO_20260910_130944.JPG	NULL	NULL	
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TIMEPHOTO_20260910_130956.JPG			
1.PDF			
2.PDF			
3.PDF			
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File Name	Latitude	Longitude	Go To Map
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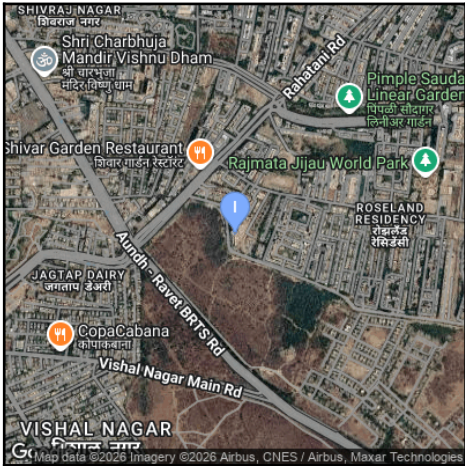
Entered By:	Assureval Private Limited_Hfc	Entered On:	23-Sep-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Semi-Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	23-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. project is apf with us		



Longitude: 73.78888888888889
Latitude: 18.592777777777776
Image Taken



Longitude: 73.78888888888889
Latitude: 18.592777777777776
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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