



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-143867	Application No.:	77000340800
Customer Name:	Arsalaan Abbas Zaidi	Branch :	(10651) KHARADI
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Arsalaan Abbas Zaidi	Mobile :	9146326581 9623389410

PROPERTY ADDRESS

Property Address:	F No 204cwing Sf(Fn8 As Per Plan)Ashoka Mews ,Gopi Puram Chsl, ,Sno 40/3 40/4, 40/6 And Other ,Mauje Kondhwa , Tal Haveli Dist Pune	Location:	Nibm Po
		City:	Pune Pin Code 411048
		State:	Maharashtra Country India
Legal Address:	Flat No 204,C Wing 2nd Floor (F8 As Per Plan) Building C-Ashoka Mews, Gopi Puram Chsl, Sno 40/3 To 40/8,41/1b Plus 1d/1, 41/1b Plus 1d/2,41/1b Plus 1d/3, 41/1b Plus 1d/4,41/1b Plus 1d/5,41/1b Plus 1d/6,41/1b Plus 1d/7 And 41/1b Plus 1d/8 Mauje Kondhwa , Tal Haveli Dist Pune	Nearby Landmark:	Gopi Puram Society ,Betal Nagar
		Collateral ID:	I26PUN048-082026

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:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	40
Green Housing:	No	Distance from City Center Km:	20
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Seller Occupied	25
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	12 YEARS	Seller Occupied	35

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open To Sky	Entrance	Flat No 203	Open To Sky
Boundary	Na			

NDMA Details

Height Of Building(Above Ground Level)	Between 15-45 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:	PARKING PLUS 4 UPPER

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	888	0	0
Super Built Up/Sellable Area	1199	6900	8273100
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	8273100
% Recommended	100	Realizable Value:	8273000

Realizable Value In Words : Rupees Eighty-Two Lakh Seventy-Three Thousand

Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	22-Aug-2026
Violations observed (if any):	1) Ownership Document In The Name Of Applicant Not Received		

Remarks:	null 1) this is resale case 2) subjected property 2bhk residential flat on 2nd floor 3) area as per sale deed consider for valuation 4) sale deed made between faiyaz m shafi shaikh and sayyad farukh having reff no 16666/2020 dt 22/12/2020 5) regularization certificate and sanction plan issued by pmc havingreff no 004952e dt 08/07/2004 6) tax receipt to pmc with property id p/e/01/03375000 dt 13-apr-2026 tax paid from 2008 to 2026 7) flat no and building board observed on site 8) 18.4677793,73.8890219 9) as per plan flat no 8 and as per sale deed and site flat no 204 observed
----------	---

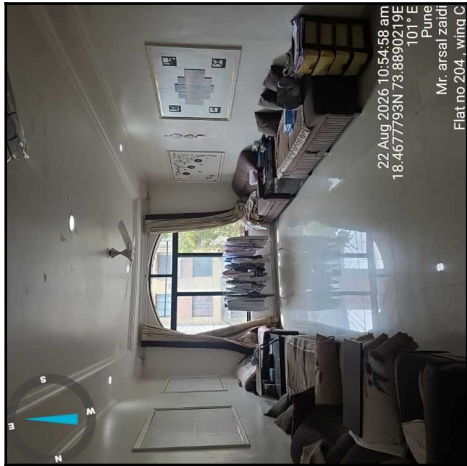
OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
1000189651.JPG	NULL	NULL	
1000189654.JPG	NULL	NULL	
1000189657.JPG			
1000189658.JPG			
1000189659.JPG	NULL	NULL	
1000189660.JPG			
1000189661.JPG			
1000189663.JPG	NULL	NULL	
PRINT RECEIPT.PDF			
1000189664.JPG			
1000189665.JPG			
1000189666.JPG			
1000189650.JPG	NULL	NULL	
1000189656.JPG	NULL	NULL	

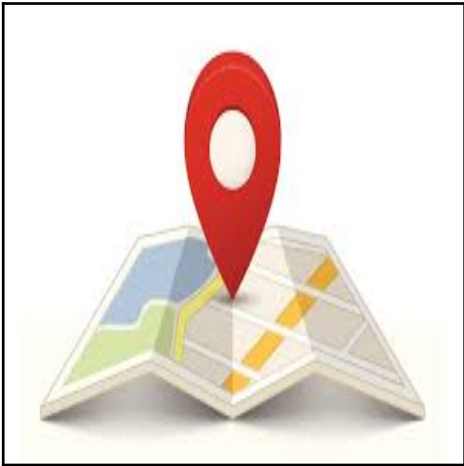
Entered By:	Propedge Valuations Priva	Entered On:	30-Aug-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	30-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. society clarification letter to be documented for flat no. mismatch before disbursement.		



Longitude: 73.8890488888889
Latitude: 18.46778388888889
Image Taken 22-AUG-2026 10:51:36



Longitude: 73.8890488888889
Latitude: 18.46778388888889
Image Taken 22-AUG-2026 10:54:58



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.

DISCLAIMER: 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.