



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-158739	Application No.:	77000357244
Customer Name:	Amitkumar Upadhyay	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	Lap-Residential Property - Hfc	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Amitkumar Upadhyay	Mobile :	9370505957 9696361622

PROPERTY ADDRESS

Property Address:	Survey No 70 Hissa No 1a/1,Mauje Kiwale Tal Haveli, District Pune	Location:	Mamurdi
		City:	Pune Pin Code 412101
		State:	Maharashtra Country India
Legal Address:	Survey No 70 Hissa No 1a/1 Mauje Kiwale Tal Haveli, District Pune	Nearby Landmark:	Near Isa Church Immanuel Stuti
		Collateral ID:	I26PUN101-087548

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	44
Green Housing:	No	Distance from City Center Km:	22
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other1				
Other2				
Ground Floor	3	1	2	02 BHK
First Floor	3	1	2	02 BHK
Second Floor	0			

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Amit Upadhyay, Mr Nikhil I	24
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2002	Part Self Tenant	36

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Property Of Sawant	Common Road	Remaining Land Of Same	Property Of Rekha Savant
Actual on Site	Open Plot	Road	Property Of Bhale	Property Of Rekha Savant
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	Yes	CRZ	1

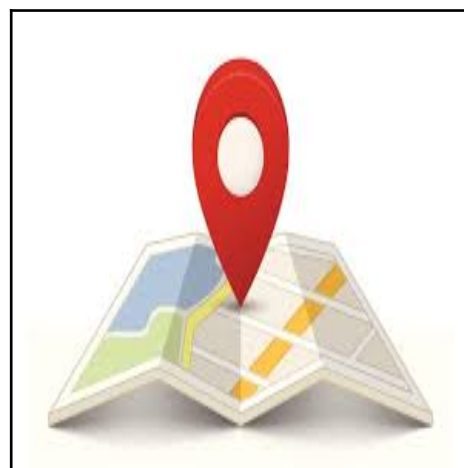
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS 01

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1076	4100	4411600
Carpet Area	1250	0	0
Super Built Up/Sellable Area	1500	1800	2700000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	7111600
% Recommended	100	Realizable Value:	7112000
Realizable Value In Words : Rupees Seventy-One Lakh Twelve Thousand			

Visited By:	Creative Valuers And Engineers Pvt. Ltd._Hfc	Visited on:	16-Sep-2026
Violations observed (if any):			
Remarks:	null 1) we have received index ii and tax receipt only 2) i) sale deed made between mr. babu dagdu taras mrs. seema ravishankar upadhyay with reg no 9312/1998 sro - haveli - 05 date of registration 28/12/1998 ii) tax receipt with malmatta no 1150301559 3) 02 bhk on ground floor is tenant occupied, 01 room on gf and 02 bhk on ff - self occupied 4) society board and nameplate or unit number is not available on site. property is identified through person met at site and documents provided. 5) plot area as per index ii and construction area as per site is considered for valuation. 7) no of units per floor position of units - entire residential unit.8)property tax paid from 2022 to 2026		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
1876466676611583.JPG	NULL	NULL	
1876466676606591.JPG	NULL	NULL	
1876466676601177.JPG	NULL	NULL	
PNE45115260915_69.JPG	NULL	NULL	
1876466676612994.JPG	NULL	NULL	
1876466676603938.JPG	NULL	NULL	
1876466676598680.JPG			
1876466676592040.JPG	NULL	NULL	

Entered By:	Creative Valuers And Engineers Pvt. Ltd._Hfc Warnakar	Entered On:	18-Sep-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 :	18-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.73832392880081

Latitude: 18.6667849289148

Image Taken 16-SEP-2026 13:29:39

Longitude: 73.73832392880081

Latitude: 18.6667849289148

Image Taken 16-SEP-2026 13:29:25

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.

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.