



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-140915	Application No.:	77000293376
Customer Name:	Sangita Thakur	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sangita Thakur	Mobile :	9834790854 8007929602

PROPERTY ADDRESS

Property Address:	Flat No 1301 13th Floor Wing No A-5,Kosmic Kourtyard Phase 1 New Gat No 1130/1a ,1130/1c 1130/1d (Old Gat No 1130 (P), Mauje Wagholi Tal Haveli Dist Pune	Location:	Vagholi		
		City:	Pune	Pin Code	412207
		State:	Maharashtra	Country	India
Legal Address:	Flat No 1301 13th Floor Wing No A-5 Kosmic Kourtyard Phase 1 New Gat No 1130/1a 1130/1c 1130/1d (Old Gat No 1130 (P) Mauje Wagholi Tal Haveli Dist Pune	Nearby Landmark:	Near Raisonni Collage		
		Collateral ID:	I26PUN207-078514		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	14	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	36
Green Housing:	No	Distance from City Center Km:	18
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
13th Floor	3	1	2	02 BHK
Ground Floor				
First Floor				
Second Floor				
Other1				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Bipin Kumar Mishra	1
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2026	Tenant	59

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Details Not Mentioned In	Details Not Mentioned In	Details Not Mentioned In	Details Not Mentioned In
Actual on Site	Open Space	Entrance / Flat No. 1302	Building A-6	Staircase / Lift
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 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	632	0	0
Super Built Up/Sellable Area	853	6000	5118000
01 Podium Level Parking	1	400000	400000
Other 2	1	0	0
% Completion	100	TOTAL	5518000
% Recommended	100	Realizable Value:	5518000
Realizable Value In Words : Rupees Fifty-Five Lakh Eighteen Thousand			

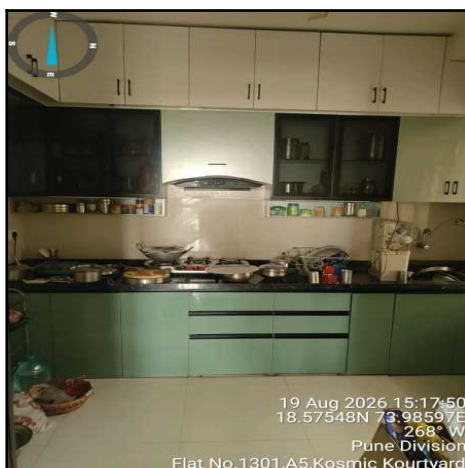
Visited By:	Creative Valuers And Engineers Pvt. Ltd._Hfc	Visited on:	19-Aug-2026
Violations observed (if any):	1) Ownership Document In The Name Of Mrs. Sangita Thakur Is Not Provided.		
Remarks:	null 1) we have received index ii, cc, occupation certificate. 2) i) agreement for sale made between m/s. triaa life spaces llp and others and mr. vijay laxman choudhary, mrs. pallavi vijay choudhary with reg no. 7069/2024 sro - haveli 10, date of registration 14/03/2024 . 3) property is 02 bhk residential flat and same is tenant occupied by mr. bipin kumar mishra since 2026. 4) property is identified through name plate on door, society board and person met at site. 5) area as per index ii is considered for valuation. 6) no of units per floor / position of units - 05 flats / right hand side 01st flat from staircase.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
1874025232431176.JPG	NULL	NULL	
1874025232436024.JPG	NULL	NULL	
1874025232437351.JPG	NULL	NULL	
1874025232440294.JPG			
PNE38661260818_65.JPG			
1874025232433925.JPG	NULL	NULL	
1874025232434710.JPG	NULL	NULL	

Entered By:	Creative Valuers And Engineers Pvt. Ltd._Hfc Warnakar	Entered On:	22-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	23-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.9859683000215
Latitude: 18.57550839997988
Image Taken 19-AUG-2026 15:05:02



Longitude: 73.9859683000215
Latitude: 18.57550839997988
Image Taken 19-AUG-2026 15:05:10



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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