



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-124311	Application No.:	77000320805
Customer Name:	Yogesh Somnath Bhandare	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	Nhl - Rnhl - Nrp - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	RENTED	Visited User Type:	Technical Agency
Contact Name:	Yogesh Somnath Bhandare	Mobile :	7385200461 9881962885

PROPERTY ADDRESS

Property Address:	Commercial Unit No S 09 01st Floor,Datar Apartment Cts No 778,Mauje Raviwar Peth ,Tal Haveli Dist Pune	Location:	Kasbapeth (Pune)
		City:	Pune Pin Code 411011
		State:	Maharashtra Country India
Legal Address:	Commercial Unit No S 09 01st Floor Datar Apartment Cts No 778 Mauje Raviwar Peth Tal Haveli Dist Pune	Nearby Landmark:	Opp Sheth.R.N. Shah English Medium
		Collateral ID:	I26PUN011-069634

PROPERTY DETAILS

Type Of Property:	Offices	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	10
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
Ground Floor				
First Floor	1		1	ENTIRE FIRST FLOOR

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	M/S. Sarswati Classes	40
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	03 YEARS	Tenant	20

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Road	C.T.S. No. 777	Road	Passage / Lane
Actual on Site	Road	Open Space	Main Road	Open Space
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	1

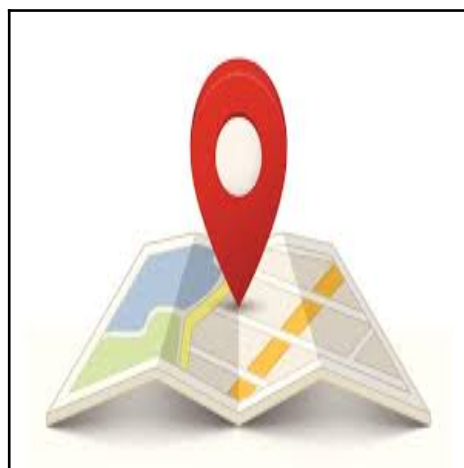
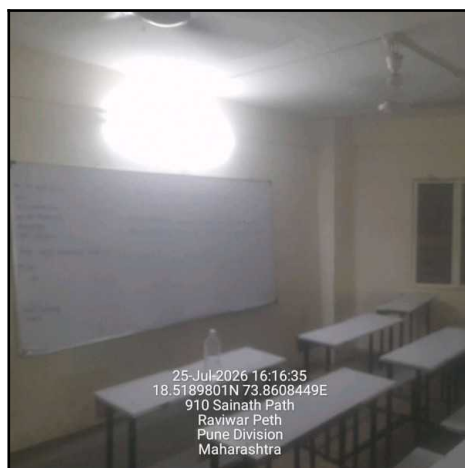
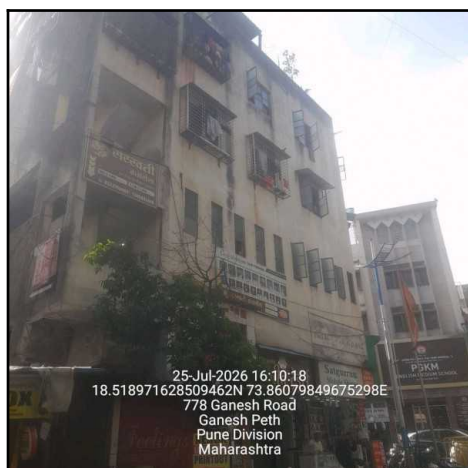
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS 03

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	714	0	0
Super Built Up/Sellable Area	1000	14000	14000000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	14000000
% Recommended	100	Realizable Value:	14000000
Realizable Value In Words : Rupees One Crore Forty Lakh			

Visited By:	Creative Valuers And Engineers Pvt. Ltd._Hfc	Visited on:	25-Jul-2026
Violations observed (if any):			
Remarks:	null 1) we have received index ii, draft agreement, oc, sanction plan and tax receipt. 2) i) sale deed made between mr. bhalchandra vasudev datar and mr. nandan vyankatesh datar, mrs. madhuri nandan datar with reg. no. 7951/2022 sro - haveli 02, date of registration 21/04/2022. ii) draft agreement (mou) made between mr. nandan vyankatesh datar, mrs. madhuri nandan datar and mr. yogesh somnath bhandare, dated - 20/07/2026, (av - rs. 74,50,000/-) documented for valuation. iii) tax receipt with property id o/2/11/01034009, paid from the year 2004 to 2026. 3) property is commercial office and same is tenant occupied by m/s. sarswati classes since 2023. 4) property is identified through person met at site, light bill and sanction plan. 5) area as per index ii is considered for valuation. 6) plan is not clear hence same is not considered. 7) building name is not mentioned in sale deed however same is observed on other documents. 8) one cabin was locked onsite.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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Entered By:	Creative Valuers And Engineers Pvt. Ltd._Hfc Warnakar	Entered On:	28-Jul-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Rcc Structure Completed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	28-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 73.86079455768306

Latitude: 18.519026256669473

Image Taken 25-JUL-2026 14:35:37

Longitude: 73.86079455768306

Latitude: 18.519026256669473

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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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