



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-164157	Application No.:	77000362616
Customer Name:	Rahul Laxman Suryawanshi	Branch :	(10651) KHARADI
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Rahul Laxman Suryawanshi	Mobile :	9541772080 9561793982

PROPERTY ADDRESS

Property Address:	Cts No 434/1 Old Sr No 50/2/1/1,Ghorpadi Tal Haveli Dist Pune	Location:	Pune
		City:	Pune
		State:	Maharashtra
		Pin Code	411001
		Country	India
Legal Address:	Cts No 434/1 Old Sr No 50/2/1/1 Ghorpadi Tal Haveli Dist Pune	Nearby Landmark:	Near By Nanai Bagh
		Collateral ID:	I26PUN001-090533

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	NO
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESI
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	10
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	1	1	1	1 RK UNIT
First Floor	1		1	1 ROOM PLUS BATH
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Load Bearing	Occupied	Piter Pillow	19
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	6 MONTHS	Rented	41

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Ved Milkat	Urankar Milkat	Comman Road	Sr No Part Milkat
Actual on Site	Ved Milkat	Urankar Milkat	Comman Road	Sr No Part Milkat
Boundary	Yes			

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

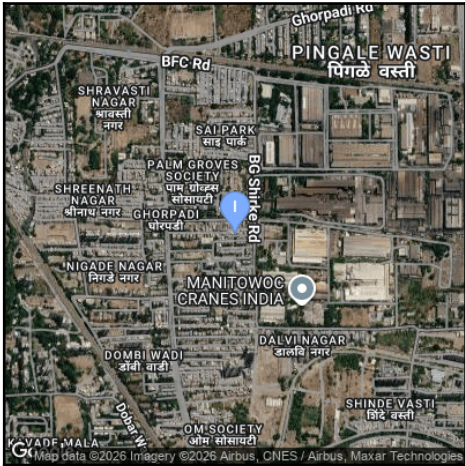
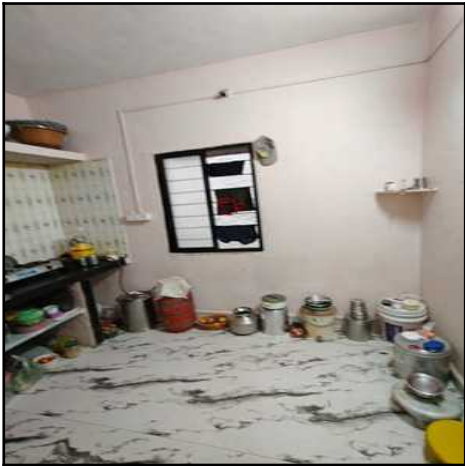
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND FLOOR PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	495	5700	2821500
Carpet Area	300	0	0
Super Built Up/Sellable Area	390	1500	585000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3406500
% Recommended	100	Realizable Value:	3407000
Realizable Value In Words : Rupees Thirty-Four Lakh Seven Thousand			

Visited By:	Mr. Rohit Kalgavkar	Visited on:	23-Sep-2026
Violations observed (if any):	1) West Side Wall Is An Combined Constructed With Another Property.		
Remarks:	null 1) this is an resale purchase case 2) sale deed agreement made between jij raju wanmore and gauri kisan waghmore, an agreement no 2844/2025 dated 31/01/2025 3) on site builtup area is consider for valuation purpose 4) pmc tax receipt no p/1/04/02384000, tax paid from 2006 to 2026. 4) observed on site load bearing structure in ground floor and thin sheet roof structure in first floor		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
15629.JPG			
15644.JPG			
15647.JPG	NULL	NULL	
15641.JPG	NULL	NULL	
15635.JPG			

Entered By:	Rohit Kalgavkar	Entered On:	24-Sep-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Construction Is Complete
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	24-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.9088888888889
Latitude: 18.523055555555555
Image Taken

Longitude: 73.9088888888889
Latitude: 18.523055555555555
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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