ICICI Home Finance

Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-157950	Application No.:	77000354358
Customer Name:	Kan Nath Jakhar	Branch :	(10030) PUNE-MAIN
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Kan Nath Jakhar	Mobile :	7296813269 6203494947

PROPERTY ADDRESS

Property Address:	Flat No 204 2nd Floor A Wing Pandharinath Complex, S No 68 Hissa No 1 Off Nda Road,Mouje Shivane Tal Haveli Dist Pune	Location:	Khadakwasala Nc
		City:	Pune Pin Code 411023
		State:	Maharashtra Country India
Legal Address:	Flat No 204 2nd Floor A Wing Pandharinath Complex S No 68 Hissa No 1 Mouje Shivane Tal Haveli Dist Pune	Nearby Landmark:	Near Yashorahi Hospital
		Collateral ID:	I26PUN023-089115

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	6	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Natute of Location:	Rural	Distance Travelled From Operating	13
Green Housing:	No	Distance from City Center Km:	15
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenant	13
Maintenance Level	**Occupied Since**	**Relationship of Occupant**	**Residual Age Of Property**
Good	2024	Tenant	47

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Passage	Open Space	Staircase	Lift And Flat No 203
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:	GROUND PARKING PLUS

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	508	0	0
Super Built Up/Sellable Area	660	4500	2970000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2970000
% Recommended	100	Realizable Value:	2970000

Realizable Value In Words : Rupees Twenty-Nine Lakh Seventy Thousand

Visited By:	Mr. Rushikesh Gaikwad	Visited on:	18-Sep-2026
Violations observed (if any):			

Remarks: null | 1) this is resale transaction 2) bua 660 sqft considered from seller agreement 3) seller agreement no 1136/2015 dated 03/02/2015 register in sub register office haveli no 13 between seller sneha construction and buyer mallappa sahebgaud biradar 4) draft agreement between seller mallappa sahebgaud biradar and buyer kan nath jakhar 5) pmc property tax id p/r/88/03449000 paid from year 2019 to 2026

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
1000402577.JPG	NULL	NULL	
1000402586.JPG	NULL	NULL	
1000402625.JPG			
1000402549.JPG	NULL	NULL	
1000402556.JPG	NULL	NULL	
1000402576.JPG			
1000402558.JPG	NULL	NULL	
1000402579.JPG	NULL	NULL	
1000402585.JPG	NULL	NULL	
1000402578.JPG	NULL	NULL	

Entered By:	Rushikesh Gaikwad	Entered On:	22-Sep-2026
Recommended by:		Completion Status:	Rcc Structure Completed
Recommender's Comment:			

Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	22-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			

Approver's Comment:	ok as recommended property to be vacant before cheque handover

Longitude:	73.78416666666666
Latitude:	18.467777777777776
Image Taken	

Longitude:	73.78416666666666
Latitude:	18.467777777777776
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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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.
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