



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-122467	Application No.:	77000306385
Customer Name:	Varsha Mahesh Sharma	Branch :	(10030) PUNE-MAIN
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Varsha Mahesh Sharma	Mobile :	8412082457 9730121618

PROPERTY ADDRESS

Property Address:	Flat No 103, 1st Floor, Monica Residency,,Survey No 33, Hissa No 3a, Mauje Yewalewadi, Taluka Haveli, District Pune	Location:	Nibm Po
		City:	Pune Pin Code 411048
		State:	Maharashtra Country India
Legal Address:	Flat No 103, 1st Floor, Monica Residency, Survey No 33, Hissa No 3a, Mauje Yewalewadi, Taluka Haveli, District Pune	Nearby Landmark:	Near Sahil Pride
		Collateral ID:	I26PUN048-068788

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	8
Green Housing:	No	Distance from City Center Km:	11.7
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Varsha Sharma	8
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2024	Self	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open Space	Adjacent Building	Entrance And Staircase	Road
Actual on Site	Open Space	Adjacent Building	Entrance And Staircase	Road
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	2

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:	PARKING PLUS 4 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	410	0	0
Super Built Up/Sellable Area	533	4500	2398500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2398500
% Recommended	100	Realizable Value:	2399000

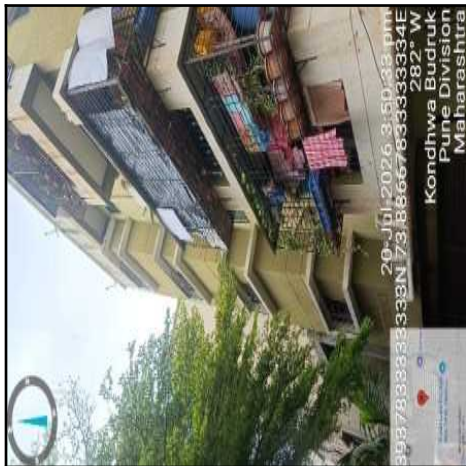
Realizable Value In Words : Rupees Twenty-Three Lakh Ninety-Nine Thousand

Visited By:	Klarheit Valuers And Consultants Pvt Ltd_Hfc	Visited on:	20-Jul-2026
Violations observed (if any):	No		

Remarks:	null 1. case type is bttp. 2. we have received deed of assignment and tax receipt for valuation. 3. area as per deed deed of assignment is considered for valuation. 4. deed of assignment having ref. no 20340/2023 dated 27/10/2023 is between amol ashok marne shrimati nanda ashok marne and maheshkumar babulal sharma vasrsha mahesh sharma. 4. tax receipt having property id o/h/78/0162 issued by pmc. 5. pmc tax receipt with property id o/h/78/01610004 paid from 2020 to 2025
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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1000004733.JPG	NULL	NULL	
1000004736.JPG	NULL	NULL	
1000004746.JPG	NULL	NULL	
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PROPERTY TAX RECEIPT.PDF	NULL	NULL	
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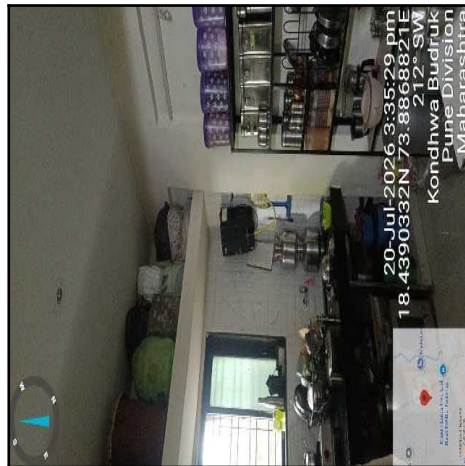
Entered By:	Klarheit Valuers And Cons	Entered On:	25-Jul-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	25-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.886481

Latitude: 18.439411

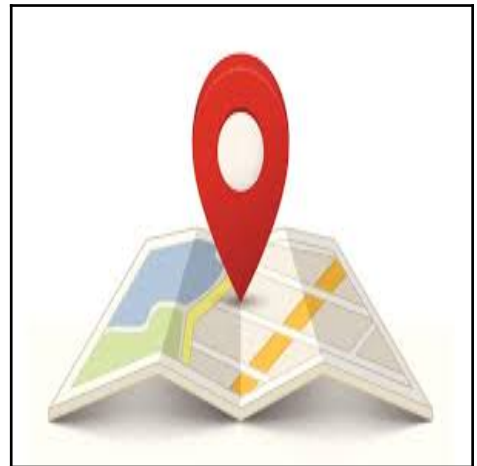
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Longitude: 73.886481

Latitude: 18.439411

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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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