



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-119966	Application No.:	77000313846
Customer Name:	Sujal Ramesh Pagar	Branch :	(10120) PUNE - WAKAD
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Sujal Ramesh Pagar	Mobile :	9834340552 9011616103

PROPERTY ADDRESS

Property Address:	Flat No 301,3rd Floor, Wing B, Destination Memoir,,Gat No 1584, Chikhali Tal Haveli Dist Pune	Location:	Talwade
		City:	Pune Pin Code 411062
		State:	Maharashtra Country India
Legal Address:	Flat No 301,3rd Floor, Wing B, Destination Memoir, Gat No 1584, Chikhali Tal Haveli Dist Pune	Nearby Landmark:	Near Sai Aashiyana
		Collateral ID:	I26PUN062-066258

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	12	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	36
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Third Floor	3	1	2	1 BHK RESIDENTIAL AND 1 POOJA ROOM
First Floor				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	9
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	51

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open To Sky	Flat No 302	Entrance	Open To Sky
Actual on Site	Open To Sky	Flat No 302	Entrance	Open To Sky
Boundary	Yes			

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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	BASEMENT PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	600	0	0
Super Built Up/Sellable Area	810	5600	4536000
Car Parking	1	400000	400000
Other 2	1	0	0
% Completion	100	TOTAL	4936000
% Recommended	100	Realizable Value:	4936000

Realizable Value In Words : Rupees Forty-Nine Lakh Thirty-Six Thousand

Visited By:	Mr. Mohammad Ashraf	Visited on:	17-Jul-2026
Violations observed (if any):			
Remarks:	null 1). this is resale purchase case 2). we have received index ii and agreement to sale made between pradeep kamalrao auragabadkar and m/s.kalbhor gavhane landmarks with reg no 6410/2015 dated 05/08/2015 at sro haveli 24 3).we have received completion certificate with reg no 658/2017 dated 13/10/2017 issued by pcmc 3). sanctioned plan no chikhali/17/2017 dated 03/02/2017 issued by pcmc 4).property identified by person met on site 5).details for area and boundaries taken as per plan		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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NEW DOC 06-26-2026 21.10.PDF	NULL	NULL	
IMG_1946.JPG	18.695130555555554	73.80673333333333	
IMG_1939.JPG	18.69515	73.80660277777777	
IMG_1940.JPG			
IMG_1942.JPG	18.69514722222222	73.80670277777777	
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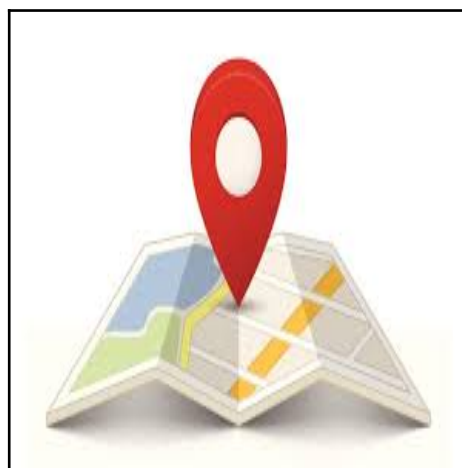
Entered By:	Mohammad Ashraf	Entered On:	20-Jul-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	20-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.80643333333333
Latitude: 18.694969444444446
Image Taken 17-JUL-2026 12:56:18



Longitude: 73.80661666666667
Latitude: 18.695130555555554
Image Taken 17-JUL-2026 12:49:07



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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