



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-153830	Application No.:	77000339414
Customer Name:	Dayanand Krishna Chavan	Branch :	(10030) PUNE-MAIN
Product Name:	Micro Lap - Residential	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR DREAMZ	Visited User Type:	Technical Agency
Contact Name:	Dayanand Krishna Chavan	Mobile :	9922485346 8265011248

PROPERTY ADDRESS

Property Address:	Plot No. 312, Sr.No. 178, Old Sr No. 150, Mauje,Phursungi, Tal. Haveli, Dist. Pune	Location:	Phurasangi		
		City:	Pune	Pin Code	412308
		State:	Maharashtra	Country	India
Legal Address:	Plot No. 312, Sr.No. 178, Old Sr No. 150, Mauje Phursungi, Tal. Haveli, Dist. Pune	Nearby Landmark:	Wowkids Pre School		
		Collateral ID:	I26PUN308-084048		

PROPERTY DETAILS

Type Of Property:	Bungalow	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:	Rural	Distance Travelled From Operating	7
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
Ground Floor	3	1	2	1BHK PLUS PARKING PLUS SHOP
First Floor	4	2	2	1BHK (2NOS)
Second Floor	4	2	2	1BHK (2NOS)
3rd And 4th Floor	8	4	4	1BHK (2NOS) EACH FLOOR
5th Floor	2	1	1	1BHK (GI SHEET)

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Owner And Tenant	3
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2023	Self And Tenant	57

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Road	Milkat Of Shubhangi	Plot No. 311	Milkat Of Bhintade
Actual on Site	Road	Chawan House	Memane Open Plot	Bhintade House
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:	G PLUS 4 UPPER FLOORS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1356	4000	5424000
Carpet Area	1603	0	0
Super Built Up/Sellable Area	1923	1800	3461400
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	8885400
% Recommended	100	Realizable Value:	8885000
Realizable Value In Words : Rupees Eighty-Eight Lakh Eighty-Five Thousand			

Visited By:	Assureval Private Limited_Hfc	Visited on:	07-Sep-2026
Violations observed (if any):			
Remarks:	null 1.this is lap case. 2. subject property is g plus 4 upper floors. 3. we have received index ii in favor of mr. dayanand krushna chawan, mrs. shubhangi ganeshrao kene and mr. rajendra krushna chawan reg no. 3955/2020 dated 28/02/2020 issued by sro haveli 20. 4. extract 7/12. 5. index ii in favor of mr. dayanand krushna chawan reg no. 5440/2022 dated 31/03/2022 issued by sro haveli 6. 6. phursungi-urali dewachi munciple council property tax paid for year 2026 property id no. o/l/82/28436003 tax due from 2023 to 2024 7. ferfare certificate. 8. estimate by shivswa associates of rs. 80,26,200/- 9. draft architect plan by shivswa associates lic no. 0147. 10. na order no. prh/nasr/778/2002 dated 20/01/2003 issued by sdo pune. 11. plot area as per sale deed and bua as per draft architect plan is considered. 12. sanctioned plan not provided to us. 13. property identified with the help of person meet at site and document provided. 13. correct latlongs are 18.478940,73.950098		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:

Assureval Private Limited_Hfc

Entered On:

08-Sep-2026

Recommended by:

Chaitanya Koshatwar

Completion Status:

Constructed

Recommender's Comment:

Approver Name:

Chaitanya Koshatwar

Approver ID:

HE012261

Designation:

Technical Manager

Approved On :

08-Sep-2026

Approver Recommendation :

RECOMMENDED

Conditional Remark:

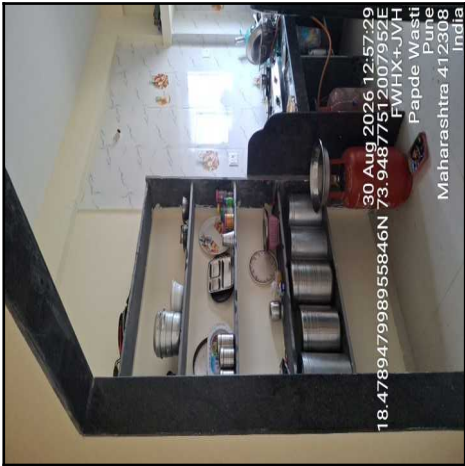
PENDING PROPERTY TAX TO BE PAID BEFORE DISBURSEMENT

Approver's Comment:

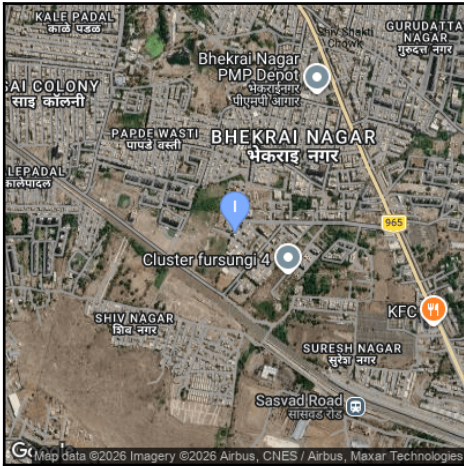
ok as recommended



Longitude: 73.95
Latitude: 18.478888888888886
Image Taken



Longitude: 73.95
Latitude: 18.478888888888886
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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