



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149831	Application No.:	77000342420
Customer Name:	Pralhad Rambhau Saikar	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	HI - RHI - Plot + Construction - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Pralhad Rambhau Saikar	Mobile :	9850998577 9300006159

PROPERTY ADDRESS

Property Address:	Plot No 28, 29 Survey No 128, Hissa No. 07, Mauje ,Baner, Tal. Haveli, Dist. Pune	Location:	Pashan		
		City:	Pune	Pin Code	411045
		State:	Maharashtra	Country	India
Legal Address:	Plot No 28, 29 Survey No 128, Hissa No. 07, Mauje Baner, Tal. Haveli, Dist. Pune	Nearby Landmark:	Treebo Atithi Comforts Inn		
		Collateral ID:	I26PUN045-090676		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	22
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
Second Floor				
Other1				
Other2				
Ground Floor				OPEN PLOT
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	By Road In Sr No. 128/7 Baner	By Sr No. 128/16 Baner	By Sr No. 128/5 Baner	By Plot No. 27 Sr No. 129
Actual on Site	Road	By Sr No. 128/16 Baner	By Sr No. 128/5 Baner	By Plot No. 27 Sr No. 129
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	OPEN PLOT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	10764	8100	87188400
Carpet Area	3500	0	0
Super Built Up/Sellable Area	4200	1800	7560000
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	94748400
% Recommended	0	Realizable Value:	94748000

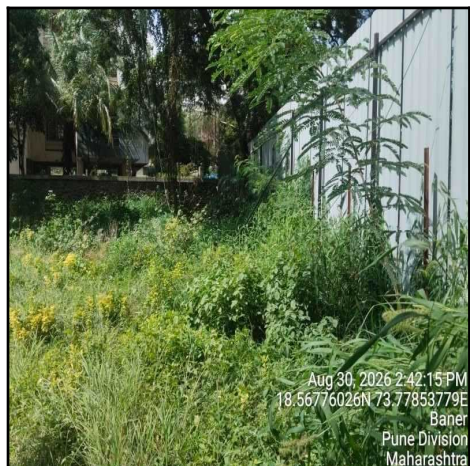
Realizable Value In Words : Rupees Nine Crore Forty-Seven Lakh Forty-Eight Thousand

Visited By:	Assureval Private Limited_Hfc	Visited on:	17-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is builder purchase plot plus construction case. 2. subject property is proposed residential bungalow. 3. we have received index ii in fvor of mr. vayu ramesh gavare reg no. 3102 dated 4/6/1994 issued by sro haveli 4. 4. extract 7/12 5. index ii in favor of mrs. pradnya vijay apsingekar and mr. vijay purshottam apsingekar reg no. 5572/2001 issued by sro haveli 4. 6. index ii in favor of mrs. pradnya vijay apsingekar and mr. vijay purshottam apsingekar reg no. 5572/2001 issued by sro haveli 4. 7.index ii in fvor of mr. vayu ramesh gavare reg no. 3101/1994 dated 5/5/1994 issued by sro haveli 4. 8. index ii in favor of mrs. pradnya vijay apsingekar and mr. vijay purshottam apsingekar reg no. 5573/2001 dated 21/05/2001 issued by sro haveli 4. 9. copy of index ii in the favour of mr. vayu ramesh garware reg no. 3102/1994 dt. 05/05/1994 sro. haveli 04, 10. copy of index ii in favour of mr. vijay purshottam apsingekar, mrs. pradnya vijay apsingekar with reg no. 5573/2001 dt. 21/05/2001 sro. haveli 04 11. draft agreement in the name of mr. pralhad rambhau saikar and mrs. swapnali pralhad saikar 12. na order no. 654/2003 dated21/2/2004 issued by sdo pune 13. pmc tax receipt paid for year 2026 property id is p/a/01/00065000 14.as per site visit plot no. 28 and 29 are internally merged together 15. property identified with the help of person meet at site and document provided. 16. plot area as per sale deed / draft agreement and bua as per estimate is considered for valuation same shall be verify with sanctioned floor plan. 17. sanction layout plan are not provided 18. correct latlongs are 18.567856,73.778507		

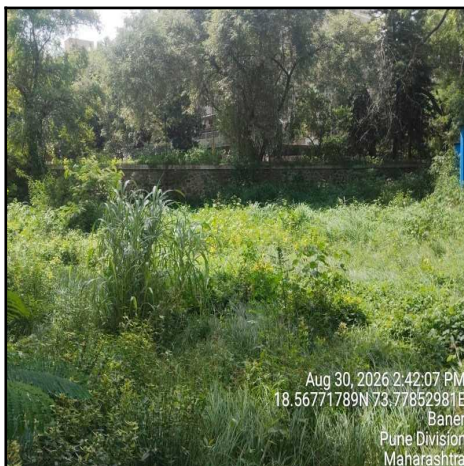
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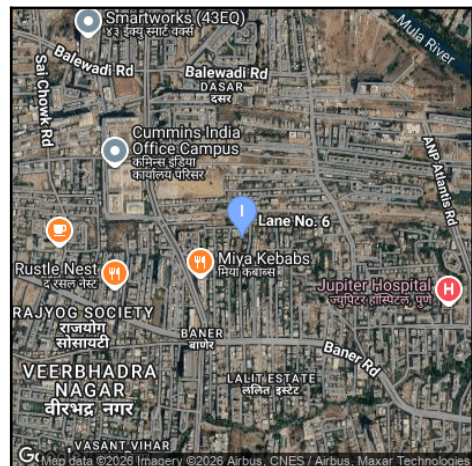
Entered By:	Assureval Private Limited_Hfc	Entered On:	24-Sep-2026
Recommended by:	Pranav Purohit	Completion Status:	Not Applicable-Land Loan
Recommender's Comment:	Recommended For Approval.		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	24-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved. valuation of both plots release together		



Longitude: 73.77833333333334
Latitude: 18.567777777777778
Image Taken



Longitude: 73.77833333333334
Latitude: 18.567777777777778
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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