



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-153042	Application No.:	77000350679
Customer Name:	Pankaj Ramdas Kanchar	Branch :	(10812) PUNE BANER
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	RENTED	Visited User Type:	In House
Contact Name:	Pankaj Ramdas Kanchar	Mobile :	9881462910 7558273183

PROPERTY ADDRESS

Property Address:	Flat No. 04, Ground Floor, C Wing, Shree Balaji,Chsl, S. No. 75/1, Village Baner,Tal. Haveli, ,Dist. Pune	Location:	Pashan
		City:	Pune Pin Code 411045
		State:	Maharashtra Country India
Legal Address:	Flat No. 04, Ground Floor, C Wing, Shree Balaji Chsl, S. No. 75/1, Village Baner Tal. Haveli, ,Dist. Pune	Nearby Landmark:	Near Giiggleton Preschool Panclub
		Collateral ID:	I26PUN045-083568

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	15
Green Housing:	No	Distance from City Center Km:	
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Abhishek Phulzalke	27
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	6 MONTH	Tenant	33

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Duct And Flat No. 03	Side Margin/ Road	Entrance/ Lobby	Side Margin/ Open To Space
Boundary	Na			

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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS UPPER 3

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	442	0	0
Super Built Up/Sellable Area	575	8700	5002500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5002500
% Recommended	100	Realizable Value:	5003000
Realizable Value In Words : Rupees Fifty Lakh Three Thousand			

Visited By:	Mr. Sagar Mane	Visited on:	05-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1) subject case 1. lap residential - hfc case 2) 2. subject property is 01 bhk flat on ground floor 3) the property is identify through person met at site 4) unit numbering, wing are not mentioned on plan also provided plan is not clearly readable hence same is not considered for valuation 5) copy of index ii with reg no 819/2017 dated 04/02/2017 by sro haveli no 15 in the name of pankaj ramdas kamchor 6) copy of tax receipt pmc tax paid from 2018 to 2026 dated 31/05/2026 having ref no o/a/01/00183002 7) correct lat long are 18.561167, 73.784222 8) copy of assignment deed with reg no. 549/2017 dated. 25/01/2017 sro. haveli 15 in the name of chhya shrimant jadhav, mr. shrimant dadarao jadhav		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Sagar Mane	Entered On:	07-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	07-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	TENANT NOC TO BE DOCUMENTED		
Approver's Comment:	ok as recommended		



Longitude: 73.78388888888888
Latitude: 18.561111111111114
Image Taken 05-SEP-2026 14:49:13



Longitude: 73.78388888888888
Latitude: 18.561111111111114
Image Taken 05-SEP-2026 14:46:25



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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