



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-156005	Application No.:	77000351594
Customer Name:	Satyajeet Balkrishna Vanare	Branch :	(10030) PUNE-MAIN
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Satyajeet Balkrishna Vanare	Mobile :	7410563266 9067638245

PROPERTY ADDRESS

Property Address:	Flat No 10c/401 4th Floor Swami Krupa Chsl ,Cts No 1142 Mauje Kasaba Peth Tal Haveli Dist Pune	Location:	Kasbapeth (Pune)		
		City:	Pune	Pin Code	411011
		State:	Maharashtra	Country	India
Legal Address:	Flat No 10c/401 4th Floor Swami Krupa Chsl Cts No 1142 Mauje Kasaba Peth Tal Haveli Dist Pune	Nearby Landmark:	Near Satote Police Chowk		
		Collateral ID:	I26PUN011-089877		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESI
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	6
Green Housing:	No	Distance from City Center Km:	4
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor				
4th Floor	2	1	1	1BHK RESI
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant		16
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			44

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Entrance / Flat No 10b	Open To Sky	Staircase	Adj Property
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 4 FLOORS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	385	0	0
Super Built Up/Sellable Area	500	7500	3750000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3750000
% Recommended	100	Realizable Value:	3750000
Realizable Value In Words : Rupees Thirty-Seven Lakh Fifty Thousand			

Visited By:	Mr. Shubham Arabale	Visited on:	10-Sep-2026
Violations observed (if any):	From 2021 To 2026 Not Paid.		
Remarks:	null 1) this is an resale purchase case. 2) for valuation seller index ii sanction plan and draft agreement is provided. 3) on site building name is observed. 4) bup area is considered as per provided seller index ii. 5) seller index ii 1757/2017 date 27/02/2017 in between mr. abhilasha ashotosh solanki with mr. yogesh laxminarayan naidu. 6) drfat agreement in between mr. satyajeet balkrishna vanare and 1 others with mr. abhilasha ashotosh solanki. 7) society letter is attahced in omnidocs. 8) pmc tax property id o/2/04/00162016 from 2021 to 2026 not paid.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
IMG20260910101329.JPG	17.074660833333333	80.98675694444445	
IMG20260910101332.JPG	18.522710777777778	73.85976408333333	
IMG20260910101339.JPG			
IMG20260910101050.JPG			
IMG20260910101346.JPG	NULL	NULL	
IMG20260910101353.JPG	NULL	NULL	
IMG20260910101013.JPG			
IMG20260910101056.JPG			

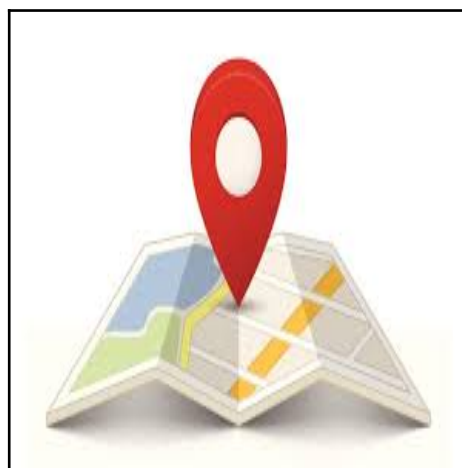
Entered By:	Shubham Arabale	Entered On:	23-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	23-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	PENDING PROPERTY TAX TO BE PAID BEFORE DISBURSEMENT		
Approver's Comment:	ok as recommended		



Longitude: 73.85974119444444
Latitude: 18.522783277777776
Image Taken 10-SEP-2026 10:10:15



Longitude: 73.85976408333333
Latitude: 18.522710777777778
Image Taken 10-SEP-2026 10:13:19



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.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and prevailing market rates for similar properties and on the facts and confirmation provided by the client ("Client") or his professional advisor or any other party on behalf of the Client as on date of assessment, which the Client represents to be complete and accurate in all respects. Report contains no representations or warranties of any kind. The Client should exercise appropriate due diligence with respect to the property, including approval status, legal and tax diligence, prior to taking of any decision. Compliance with statutory requirements applicable for construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any role in construction and pricing of the project / Property.

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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client. This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.