



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-166977	Application No.:	7792154477
Customer Name:	Gopichand Dattatray Shivale	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Gopichand Dattatray Shivale	Mobile :	9860128536 9881962885

PROPERTY ADDRESS

Property Address:	Flat No 401, 4th Floor, Building No F, Tanish,Pearles Chsl, Survey No 509, Hissa No 1, 2, 3, ,Old Survey No 979, Hissa No 1, 2, 3, Mauje ,Charoli Bk., Tal. Haveli, District Pune 412105	Location:	Chovisawadi
Legal Address:	Flat No 401, 4th Floor, Building No F, Tanish Pearles Chsl, Survey No 509, Hissa No 1, 2, 3, Old Survey No 979, Hissa No 1, 2, 3, Mauje Charoli Bk., Tal. Haveli, District Pune 412105	City:	Pune Pin Code 412105
		State:	Maharashtra Country India
		Nearby Landmark:	Near Eco Park
		Collateral ID:	I26PUN105-091916

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	13	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	23
Green Housing:	No	Distance from City Center Km:	19
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				
Fourth Floor	2	1	1	1 BHK FLAT
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Manisha Warghane	3
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2024	Tenant	57

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Flat Entrance	Flat No 408	Open To Sky	Lift/Staircase
Boundary	Na			

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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS 13 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	411	0	0
Super Built Up/Sellable Area	555	5200	2886000
1 Car Parking	1	300000	300000
Other 2	1	0	0
% Completion	100	TOTAL	3186000
% Recommended	100	Realizable Value:	3186000

Realizable Value In Words : Rupees Thirty-One Lakh Eighty-Six Thousand

Visited By:	Klarheit Valuers And Consultants Pvt Ltd_Hfc	Visited on:	27-Sep-2026
Violations observed (if any):	No		
Remarks:	null 1. case type is resale purchase. 2. we have received index ii, development agreement, oc and draft agreement for valuation. 3. area as per index ii having ref. no 27491/2026 dated 23/09/2026 is between m/s tanish developers and dnyaneshwar shantaram kalaje. 4. draft agreement is between dnyaneshwar shantaram kalaje and gopichand dattatray shivale. 5. oc having ref. no 43/2023 dated 20/01/2023 issued by pcmc. 6. developement agreement having ref. no 5382/2014 dated 22/08/2014 is between m/s tanish developers and shantaram pandharinath kalaje and othes. 7. this is land owners flat.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
IMG-20260926-WA0222.JPG	NULL	NULL	
IMG-20260926-WA0218.JPG	NULL	NULL	
IMG-20260926-WA0215.JPG	NULL	NULL	
IMG-20260926-WA0211.JPG	NULL	NULL	
IMG-20260926-WA0216.JPG	NULL	NULL	
IMG-20260926-WA0224.JPG	NULL	NULL	

Entered By:	Klarheit Valuers And Cons	Entered On:	27-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	27-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.89866900000001

Latitude: 18.659143999999998

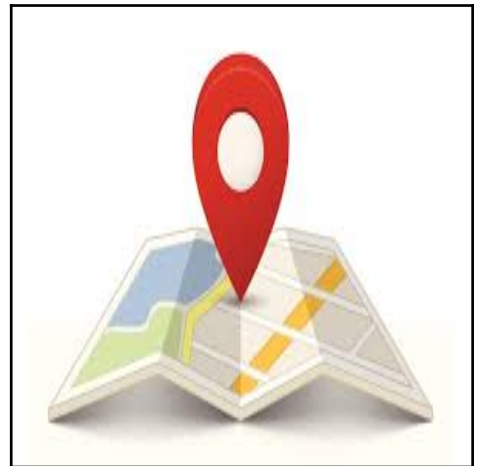
Image Taken



Longitude: 73.89866900000001

Latitude: 18.659143999999998

Image Taken



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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