



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-162182	Application No.:	77000359418
Customer Name:	Ketaki Rakesh Varane	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:	Ketaki Rakesh Varane	Mobile :	8669660937 7720877642

PROPERTY ADDRESS

Property Address:	Flat No 702 7th Floor Building No 6 Wing B,Kalpataru Estate Phase 02 S No 85/1a/1p 85/1b/2/1,86/2b/1p 90/2/1 S No 91/1a Cts No 2009p 2057p,Mauje Pimple Gurav Tal Haveli Dist Pune	Location:	Pimple Gurav Nilakh Saudagar
Legal Address:	Flat No 702 7th Floor Building No 6 Wing B Kalpataru Estate Phase 02 S No 85/1a/1p 85/1b/2/1 86/2b/1p 90/2/1 S No 91/1a Cts No 2009p 2057p Mauje Pimple Gurav Tal Haveli Dist Pune	City:	Pune Pin Code 411061
		State:	Maharashtra Country India
		Nearby Landmark:	Near Shree Krishna Temple Jawalkar Nagar
		Collateral ID:	I26PUN061-092528

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	12	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	18
Green Housing:	No	Distance from City Center Km:	9
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
07th Floor	4	1	3	03 BHK
Other2				
Ground Floor				
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Satish Chandiram Pahlajani	16
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2015 OCT	Seller Occupied	44

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No 6-B 701 / Common	Side Margin	Open Space / Internal Road	Lift / Common Passage
Actual on Site	Flat No 701	6c Wing	Garden / Internal Road	Lift / Flat No 703
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS 12

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1127	0	0
Super Built Up/Sellable Area	1521	12500	19012500
01 Cp No. 02	1	500000	500000
Other 2	1	0	0
% Completion	100	TOTAL	19512500
% Recommended	100	Realizable Value:	19513000

Realizable Value In Words : Rupees One Crore Ninety-Five Lakh Thirteen Thousand

Visited By:	Creative Valuers And Engineers Pvt. Ltd._Hfc	Visited on:	19-Sep-2026
Violations observed (if any):	1) Ownership Document In The Name Of Mrs. Ketaki Varane Is Not Provided.		
Remarks:	null 1) we have received index ii and part bcc. 2) i) sale deed made between mrs. suchitra chandrashekhkar deshpane and others and mr. satish chandiram pahlajani, mrs. kanya satish pahlajani with reg no. 9910/2015 sro - haveli 19, date of registration 30/10/2015. 3) property is 03 bhk flat and same is seller occupied by mr. satish chandiram pahlajani since 2015. 4) property is identified through number plate near entrance, society board and person met at site. 5) area as per index ii is considered for valuation.		

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
1876756438525005.JPG	NULL	NULL	
1876756438506201.JPG	NULL	NULL	
1876756438508930.JPG	NULL	NULL	
1876756438513703.JPG	NULL	NULL	
PNE46047260918_29.JPG	NULL	NULL	
1876756438526595.JPG	NULL	NULL	
1876756438524211.JPG	NULL	NULL	

Entered By:	Creative Valuers And Engineers Pvt. Ltd._Hfc Warnakar	Entered On:	28-Sep-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	28-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved. seller to vacate the property before cheque handover		



Longitude: 73.81606310013717
Latitude: 18.601114900002973
Image Taken 19-SEP-2026 19:29:12

Longitude: 73.81606310013717
Latitude: 18.601114900002973
Image Taken 19-SEP-2026 19:29:22

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.