



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-160125	Application No.:	77000352650
Customer Name:	Vijay Sadashiv Metkari	Branch :	(10811) PUNE - VISHRANTWADI
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Vijay Sadashiv Metkari	Mobile :	7020322700 8873478457

PROPERTY ADDRESS

Property Address:	Flat No. 1403, 14th Floor, Building F,,Boston D E F,Survey No 22/1(P),Charholi Tal. Haveli Dist Pune 412105	Location:	Chovisawadi
		City:	Pune Pin Code 412105
		State:	Maharashtra Country India
Legal Address:	Flat No. 1403, 14th Floor, Building F, Boston D E F, Survey No 22/1(P), Charholi Tal. Haveli Dist Pune 412105	Nearby Landmark:	Near Radhabai Chowk
		Collateral ID:	I26PUN105-093840

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	23	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	20
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
Second Floor				
14 Th Floor	3	1	2	02 BHK FLAT
Other2				
Ground Floor				
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na, Uc	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	Entrance Staircase	Side Margin	Flat No 1404	Side Margin
Actual on Site	Entrance Staircase	Side Margin	Flat No 1404	Side Margin
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:	THREE BASEMENT PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	726	0	0
Super Built Up/Sellable Area	980	7500	7350000
01 Car Parking	1	500000	500000
Other 2	1	0	0
% Completion	40	TOTAL	7850000
% Recommended	40	Realizable Value:	7850000
Realizable Value In Words : Rupees Seventy-Eight Lakh Fifty Thousand			

Visited By:	Patwardhan Consultants Pvt Ltd_Hfc	Visited on:	21-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1.caption case is builder purchase case 2. area details consider as per allotment letter 3. ca 726 sft as per allotment letter ca 726 sft as per draft agreement bua 980 sft considering 35 percent loading on allotment letter ca 4. as per site inspection construction work is in process and 4th slab completed 5. document referred copy of draft agreement in between first party as r p properties, through mr. anand maganlal jain and second party as mrs. poonam vijay metkari on dated 2026 maharera certificate no p52100078307 dated 04 12 2024 and valid upto 30 09 2027 pcmc sanction plan no charholi 24 2025 dated 04 02 2025 allotment letter on dated 05 09 2026 6. caption case visit done by mr sourabh sir 7. latitude 18.628286 longitude 73.920832		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-18 AT 2.53.18 PM.JPG	23.80183802777778	72.40446305555557	
8 (1).JPG	18.628286	73.920832	
9 (1).JPG	NULL	NULL	
WHATSAPP IMAGE 2026-09-18 AT 2.53.23 PM.JPG			
WHATSAPP IMAGE 2026-09-18 AT 2.53.19 PM.JPG	NULL	NULL	
WHATSAPP IMAGE 2026-09-18 AT 2.53.16 PM.JPG			
WHATSAPP IMAGE 2026-09-18 AT 2.53.13 PM.JPG			

Entered By:	Patwardhan Consultants Pv	Entered On:	30-Sep-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Semi-Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	30-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended being cat a developer		



Longitude: 73.920832

Latitude: 18.628286

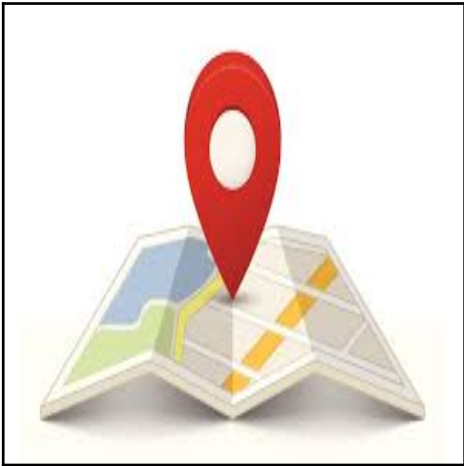
Image Taken



Longitude: 73.920832

Latitude: 18.628286

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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