



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-164214	Application No.:	77000354274
Customer Name:	Mayur Dhanji Daka	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Mayur Dhanji Daka	Mobile :	9879386700 7720877642

PROPERTY ADDRESS

Property Address:	Flat No 506, 05th Floor, Wing No H,Mangalam Life Park,Gat No 234p 236p,Dudulgaon, Tal Haveli, Dist Pune	Location:	Chovisawadi		
		City:	Pune	Pin Code	412105
		State:	Maharashtra	Country	India
Legal Address:	Flat No 506, 05th Floor, Wing No H, Mangalam Life Park, Gat No 234p 236p Mauje Dudulgaon, Tal Haveli, Dist Pune	Nearby Landmark:	Near Hexa Towers		
		Collateral ID:	I26PUN105-091447		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	14	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	10
Green Housing:	No	Distance from City Center Km:	5
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				
05th Floor	3	1	2	02 BHK
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	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	Open Space	Open Space	Flat No. 505
Actual on Site	Entrance / Staircase	Open Space	Open Space	Flat No. 505
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	1

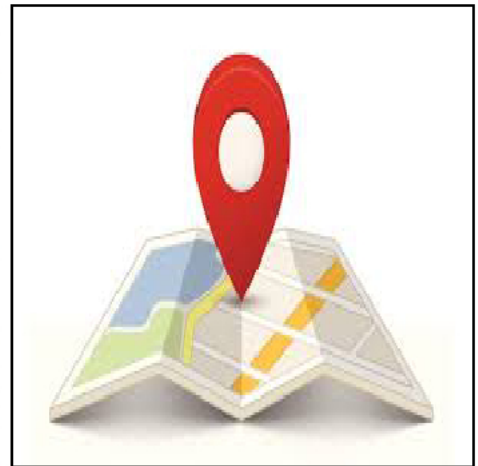
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	02 PARKING PLUS 14

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	563	0	0
Super Built Up/Sellable Area	760	5500	4180000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4180000
% Recommended	100	Realizable Value:	4180000
Realizable Value In Words : Rupees Forty-One Lakh Eighty Thousand			

Visited By:	Creative Valuers And Engineers Pvt. Ltd._Hfc	Visited on:	23-Sep-2026
Violations observed (if any):			
Remarks:	null 1) we have received draft agreement, rera certificate and sanction floor plan. 2) i) draft agreement made between mr. aparna avinash gaikwad and others and mr. mayur dhanji daka, mrs. krupa mayur daka, dated september 2026, (av - rs. 36,34,000.00 /-) documented for valuation. ii) rera registration no. p52100047611 commencing from 14/11/2022 and ending with 01/10/2027. 3) subject property is 02 bhk residential flat and same is vacant. 4) property is identified through number plate on main door, society board, person met at site and sanction plan provided. 5) no of units per floor / position of units - 08 flats / right hand side 01st flat from staircase. 6) area as per draft agreement is considered for valuation. 7) this is non apf builder purchase case so take necessary approval for funding non apf builder purchase case. 8) confirmation for cheque favoring and original document verification should be taken from technical team prior to disbursement.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
1877114429974914.JPG	NULL	NULL	
1877114429980349.JPG	NULL	NULL	
1877114429981338.JPG	NULL	NULL	
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1877114429974125.JPG	NULL	NULL	
1877114429976281.JPG	NULL	NULL	

Entered By:	Creative Valuers And Engineers Pvt. Ltd._Hfc Warnakar	Entered On:	26-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	26-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.87178966215164

Latitude: 18.682740385740704

Image Taken 23-SEP-2026 11:30:37

Longitude: 73.87178966215164

Latitude: 18.682740385740704

Image Taken 23-SEP-2026 11:30:44

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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