

**Asset Valuation****INDIVIDUAL TECHNICAL REPORT**

Request ID:	HRQ-26-153650	Application No.:	77000351798
Customer Name:	Jyoti Amol Hivre	Branch :	(10651) KHARADI
Product Name:	Apna Ghar - Home Loan - Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Jyoti Amol Hivre	Mobile :	9921668308 7261953956

PROPERTY ADDRESS

Property Address:	Property At Plot No. 04,,Sr. No. 121, Hissa No 1 Plus 2a,Lohegaon Tal. Haveli, Dist. Pune,411047	Location:	Lohgaon
		City:	Pune
		State:	Maharashtra
		Nearby Landmark:	Near Trimurti Gym
		Collateral ID:	I26PUN047-096696
Legal Address:	Property At Plot No. 04, S No 121, Hissa No 1 Plus 2a, Lohegaon Tal. Haveli, Dist. Pune 411047	Pin Code	411047
		Country	India

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Natute of Location:	Rural	Distance Travelled From Operating	20
Green Housing:	No	Distance from City Center Km:	4



UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	2	1	1	01 BHK
Other1				
Ground Floor	2	1	1	01 BHK
Other2				
Second Floor	2	1	1	01 BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Rented	13
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2017	Tenant	47

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	15 Ft Road	Property Of Deshmane	Plot No 05	Plot No 03
Actual on Site	Road	House Of Santaji Khandagle	House Of Tiwari	Open Plot Pandit
Boundary	Yes			

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NDMA Details

Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
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:	GROUND PLUS TWO

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1000	3500	3500000
Carpet Area	1154	0	0
Super Built Up/Sellable Area	1500	1800	2700000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6200000
% Recommended	100	Realizable Value:	6200000

Realizable Value In Words : Rupees Sixty-Two Lakh

Visited By: Patwardhan Consultants Pvt Ltd_Hfc
 Violations observed (if any): Latest Tax To Be Paid Before Disbursement

Visited on: 24-Sep-2026

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.

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Entered By:	Patwardhan Consultants Pv	Entered On:	13-Oct-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	13-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	PROPERTY TO BE VACATED BEFORE CHEQUE HANDOVER		
Approver's Comment:	approved as recommended in apna ghar.		

