



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-67825	Application No.:	77000259296
Customer Name:	Pranita Prakash Ghodke	Branch :	(10812) PUNE BANER
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Pranita Prakash Ghodke	Mobile :	8830936146 7756883670

PROPERTY ADDRESS

Property Address:	Flat No 15 4th Floor Wing A Nyalkaran Appartment,Sr No 41 Hissa No 16 ,Mouje Pimple Gurav Tal Haveli Dist Pune	Location:	Aundh
		City:	Pune Pin Code 411027
		State:	Maharashtra Country India
Legal Address:	Flat No 15 4th Floor Wing A Nyalkaran Appartment Sr No 41 Hissa No 16 Mouje Pimple Gurav Tal Haveli Dist Pune	Nearby Landmark:	Ramkrishna Mangal Karyalay
		Collateral ID:	I26PUN027-038168

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	9
Green Housing:	No	Distance from City Center Km:	11
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
4th Floor	3	1	2	2 BHK FLAT
Other2				
Ground Floor				
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenant	15
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2019	Tenant	45

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Flat No 16	Open To Sky	Open To Sky	Lift And Flat No 14
Boundary	Na			

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:	BASEMENT PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	653	0	0
Super Built Up/Sellable Area	881	7500	6607500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6607500
% Recommended	100	Realizable Value:	6608000
Realizable Value In Words : Rupees Sixty-Six Lakh Eight Thousand			

Visited By:	Mr. Chaitanya Koshatwar	Visited on:	23-Apr-2026
Violations observed (if any):			
Remarks:	null 1 this is builder purchase case 2 we have received deed drfat and tax receipt for valuation 3 deed draft between pranita gohodke and kantilal and dipak kacha 4 tax receipt with malmatta no 1050107780.00 paid from 2011 to 2026 5 property identified by document provided and customer meet at site 6 this is non apf builder purchase case approval to be taken before disbursement 7 this is non apf builder purchase approval to be taken before disbursement		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
IMG_3777.JPG	18.58540555555553	73.82147222222221	
IMG_3784.JPG			
IMG_3778.JPG	18.58536111111111	73.82144166666666	
IMG_3779.JPG			
IMG_3780.JPG	18.585341666666665	73.82144166666666	
IMG_3781.JPG			
IMG_3782.JPG	NULL	NULL	
IMG_3776.JPG	18.58520833333333	73.82159444444444	

Entered By:	Chaitanya Koshatwar	Entered On:	25-Apr-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	25-Apr-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved. developer retained unit. 15 years old gunthewari regularized property		



Longitude: 73.82150277777778
Latitude: 18.585205555555554
Image Taken 23-APR-2026 10:19:56



Longitude: 73.82139722222222
Latitude: 18.585302777777777
Image Taken 23-APR-2026 10:03:58



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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