



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-168188	Application No.:	77000365277
Customer Name:	Amey Rajaram Thorat	Branch :	(10030) PUNE-MAIN
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Amey Rajaram Thorat	Mobile :	8380922937 9798438611

PROPERTY ADDRESS

Property Address:	Flat No 409 04th Floor Tower No 02 Dwarika Dham,Survey No 51/1/2 Plus 1/1a/1 Plus 1a/2 Plus 1a/3 ,Plus 2/2/1 Plus 2/2 Plus 2/2/3 Plot No A And Other,Mauje Kondhwa Bk Tal Haveli Dist Pune	Location:	Nibm Po		
		City:	Pune	Pin Code	411048
Legal Address:	Flat No 409 04th Floor Tower No 02 Dwarika Dham Survey No 51/1/2 Plus 1/1a/1 Plus 1a/2 Plus 1a/3 Plus 2/2/1 Plus 2/2 Plus 2/2/3 Plot No A Survey No 51/1/2 Plus 1/1a/1 Plus 1a/2 Plus 1a/3 Plus 2/2/1 Plus 2/2/2 Plus 2/2/3 Plot No B Mauje Kondhwa Bk Tal Haveli Dist Pune	State:	Maharashtra	Country	India
		Nearby Landmark:	Near Iskon Temple		
		Collateral ID:	I26PUN048-092785		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	48
Green Housing:	No	Distance from City Center Km:	24
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
04th Floor	2	1	1	01 BHK
Other2				
Ground Floor				
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Rahul Shivaji Bansode	5
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2022	Seller Occupied	55

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Details Not Mentioned In	Details Not Mentioned In	Details Not Mentioned In	Details Not Mentioned In
Actual on Site	Flat No. 410	Staircase / Lift	Flat No. 408	Entrance / Flat No. 402
Boundary	Na			

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

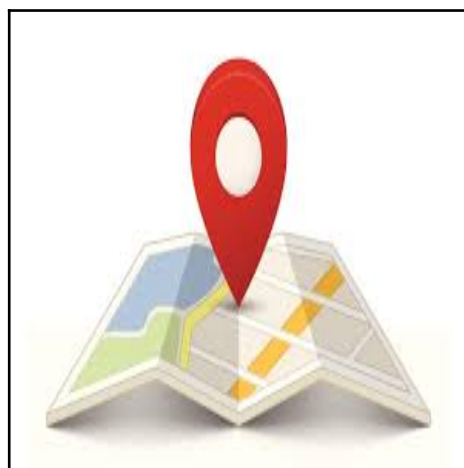
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	PARKING PLUS 07

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	432	0	0
Super Built Up/Sellable Area	583	6500	3789500
01 Ocp	1	200000	200000
Other 2	1	0	0
% Completion	100	TOTAL	3989500
% Recommended	100	Realizable Value:	3990000
Realizable Value In Words : Rupees Thirty-Nine Lakh Ninety Thousand			

Visited By:	Creative Valuers And Engineers Pvt. Ltd._Hfc	Visited on:	27-Sep-2026
Violations observed (if any):	1) Ownership Document In The Name Of Mr. Amey Rajaram Thorat Is Not Provided.		
Remarks:	null 1) we have received index ii cc, oc and tax receipt. 2) i) agreement for sale made between m/s. yashodhan affordable landmark llp and others and mr. rahul shivaji bansode with reg no. 8727/2022 sro - haveli 19, date of registration 06/05/2022. ii) tax receipt with property id. o/e/02/04624083 paid from the year 20222 to 2026. iii) commencement certificate with ref no cc/3306/21 issued by pmc dtd 18/01/2022. iv) part occupancy certificate with ref no. occ/0396/21 issued by pmc dtd 13/08/2021. 3) subject property is 01 bhk flat same is seller occupied by mr. rahul shivaji bansode since 2022. 4) area as per index ii is considered for valuation. 5) property is identified through number plate on door, society board and person met at site. 6)no of units per floor / position of units - 10 flats / left hand side first flat from lift.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
PNE48142260926_14.JPG	NULL	NULL	
1877487919769005.JPG	NULL	NULL	
1877487919763881.JPG	NULL	NULL	
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1877487919765212.JPG	NULL	NULL	
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1877487919766970.JPG	NULL	NULL	
1877487919770970.JPG			

Entered By:	Creative Valuers And Engineers Pvt. Ltd._Hfc Warnakar	Entered On:	29-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	29-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.8839637705657
Latitude: 18.448325322594613
Image Taken 27-SEP-2026 11:12:11

Longitude: 73.8839637705657
Latitude: 18.448325322594613
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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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