



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-136910	Application No.:	77000323340
Customer Name:	Rishikaysh Mahadev Jogadaand	Branch :	(10030) PUNE-MAIN
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Rishikaysh Mahadev Jogadaand	Mobile :	9930715311 8799995725

PROPERTY ADDRESS

Property Address:	Flat No 13, 3rd Floor, A Wing (As Per Site) And ,Suyog Chsl As Per Site And Draft Agreement) And,Survey No 32/2/2, Dhankwadi Taluka Haveli,, District Pune	Location:	Dhank Wadi
		City:	Pune Pin Code 411043
		State:	Maharashtra Country India
Legal Address:	Flat No 13, 3rd Floor, A Wing (As Per Site) And Suyog Chsl As Per Site And Draft Agreement) And , Survey No 32/2/2, Dhankwadi Taluka Haveli, District Pune	Nearby Landmark:	Near Dhankwadi Last Bus Stop
		Collateral ID:	I26PUN043-078608

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	15
Green Housing:	No	Distance from City Center Km:	
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	25
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	35

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open Space	Entrance/ Passage	Flat No 12	Open Space
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 / GROUND PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	577	0	0
Super Built Up/Sellable Area	750	4500	3375000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3375000
% Recommended	100	Realizable Value:	3375000

Realizable Value In Words : Rupees Thirty-Three Lakh Seventy-Five Thousand

Visited By:	Mr. Sagar Mane	Visited on:	13-Aug-2026
Violations observed (if any):	Seller Agreement Dont Have Building Name And Wing.		
Remarks:	null 1) the property lies in pmc limit 2) the property is identified with the help of person met at site and plan copy 3) the seller agreement having ref no 4852/2006 between shreekrushna sadashiv choudhary and sneha chandrashekhar marathe and chandrashekhar vitthal marathe 4) gunthewari regularization certificate and plan copy having ref no n/1998 and dated 30/09/2005. 9) the property tax recived from pmc having ref no o/d/02/00595060 dated 13/03/2024 all tax paid from 2003 to 2026 has paid.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
TC_00300.JPG	NULL	NULL	
DOC-20260816-WA0065.JPG	NULL	NULL	
TC_00296.JPG	NULL	NULL	
TC_00302.JPG	NULL	NULL	
TC_00299.JPG	NULL	NULL	
TC_00307.JPG	NULL	NULL	

Entered By:	Sagar Mane	Entered On:	24-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	24-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.852133

Latitude: 18.465749

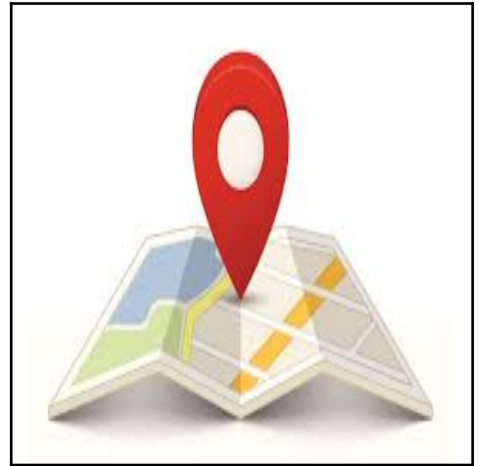
Image Taken



Longitude: 73.852133

Latitude: 18.465749

Image Taken



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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