



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-144306	Application No.:	77000340860
Customer Name:	Dnyaneshwar Datturao Pawar	Branch :	(10812) PUNE BANER
Product Name:	Apna Ghar - Dreamz- Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR DREAMZ	Visited User Type:	Technical Agency
Contact Name:	Dnyaneshwar Datturao Pawar	Mobile :	8956054454 9130526474

PROPERTY ADDRESS

Property Address:	Flat No. 05, 3rd Floor, Wing B, Shrihari Niwas,,Sr. No. 26, Hissa No. 6 A, ,Sangavi, Tal. Haveli, , Dist. Pune	Location:	Aundh		
		City:	Pune	Pin Code	411027
		State:	Maharashtra	Country	India
Legal Address:	Flat No. 05, 3rd Floor, Wing B, Shrihari Niwas, Sr. No. 26, Hissa No. 6 A, Sangavi, Tal. Haveli, Dist. Pune	Nearby Landmark:	Near Dhore Farm		
		Collateral ID:	I26PUN027-086752		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
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	5
Green Housing:	No	Distance from City Center Km:	02
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other1				
Other2				
Ground Floor				
First Floor				
Third Floor	3	1	2	02 BHK RESIDENTIAL

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr Alkutte	14
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2012	Tenant	46

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open To Sky	Staircase	Flat No. 06	Open To Sky
Actual on Site	Open To Sky	Staircase	Flat No. 06	Open To Sky
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	2

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 FOUR

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	500	0	0
Super Built Up/Sellable Area	675	5500	3712500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3712500
% Recommended	100	Realizable Value:	3713000

Realizable Value In Words : Rupees Thirty-Seven Lakh Thirteen Thousand

Visited By:	Patwardhan Consultants Pvt Ltd_Hfc	Visited on:	29-Aug-2026
Violations observed (if any):	Latest Property Tax To Be Paid Before Disbursement		
Remarks:	null 1 this caption case is builder purchase, 2 area considered as per index ii, 3 ca 560 sft (as per site measurement), bua 675 sft(as per index ii), 4 documents referred a. index ii in between first party mr rupel dinesh gohil through prabhulaal gokul manani and second party as mr. dnyaneshwar datturao pawar and anjali dnyaneshwar pawar with no. 23064/2026, dated 10/08/2023, register agreement in between first party mr rupel dinesh gohil through prabhulaal gokul manani and second party as mr. dnyaneshwar datturao pawar and anjali dnyaneshwar pawar, tax issued by pcmc is paid with malmatta no 1050302756.00 for 2012 to 2024, 5 technical visit done by mr. ajay ,6 latitude 18.570765 , longitude 73.814058, 7. as per latest dp plan property is under blue line, 8. this is non apf builder purchase case necessary approvals to be taken before disbursement		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-08-29 AT 10.51.38 AM.JPEG			
THUMBNAIL.PNG	NULL	NULL	
WHATSAPP IMAGE 2026-08-29 AT 10.51.37 AM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-29 AT 10.51.40 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-29 AT 10.51.36 AM (1).JPEG	20.18227138888889	72.758295	
WHATSAPP IMAGE 2026-08-29 AT 10.51.36 AM (3).JPEG	20.181940555555556	72.76241833333333	
WHATSAPP IMAGE 2026-08-29 AT 10.51.36 AM.JPEG	NULL	NULL	

Entered By:	Patwardhan Consultants Pv	Entered On:	16-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	16-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended in agd property to be vacant before cheque handover		



Longitude: 73.814058
Latitude: 18.570765
Image Taken

Longitude: 73.814058
Latitude: 18.570765
Image Taken

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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