



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-162159	Application No.:	77000350303
Customer Name:	Pratik Gajanan Pawar	Branch :	(10120) PUNE - WAKAD
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Pratik Gajanan Pawar	Mobile :	7218188236 8484959528

PROPERTY ADDRESS

Property Address:	Flat No 407, 4th Floor, Building B, Vishweshwar ,Nagar, Sr No. 141, Hissa No. 1/1/1, Mauje,Chovisawadi, Tal. Haveli, Dist. Pune	Location:	Chovisawadi		
		City:	Pune	Pin Code	412105
		State:	Maharashtra	Country	India
Legal Address:	Flat No 407, 4th Floor, Building B, Vishweshwar Nagar, Sr No. 141, Hissa No. 1/1/1, Mauje Chovisawadi, Tal. Haveli, Dist. Pune	Nearby Landmark:	Paradise International School		
		Collateral ID:	I26PUN105-092203		

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 Council
Nature of Location:	Urban	Distance Travelled From Operating	24
Green Housing:	No	Distance from City Center Km:	20
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
4th Floor	2	1	2	1BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Sukhdev Jadhav	7
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	6 MONTHS	Tenant	53

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Wing C	Entrance	Open To Sky	Lift/Flat No. 406
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 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:	G PLUS 7UPPER FLOORS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	437	0	0
Super Built Up/Sellable Area	591	5700	3368700
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3368700
% Recommended	100	Realizable Value:	3369000

Realizable Value In Words : Rupees Thirty-Three Lakh Sixty-Nine Thousand

Visited By:	Assureval Private Limited_Hfc	Visited on:	22-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this case is resale. 2. subject property is 1bhk flat. 3. we have received draft deed in between mr. dnyaneshwar baban janjale and mrs. swati dnyaneshwar janjale and mr. pratik gajanan pawar dated 09/2026. 4. index ii in favor of mr. dnyaneshwar baban janjale and mrs. swati dnyaneshwar janjale reg no. 5510/2016 dated 31/08/2016 issued by sro haveli 17. 5. occupancy certificate no. 2528 dated 03/01/2019 issued by alandi muninciple council. 6. alandi muninciple council tax receipt paid for year 2026 malmatta no. alan00006438. 7. sanctioned plan not provided to us. 8. bua as per draft deed is considered. 9. property identified with the help of person meet at site and document provided. 10. correct latlongs are 18.669067,73.892380		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
552033.JPG	NULL	NULL	
552034.JPG	NULL	NULL	
552036.JPG	NULL	NULL	
552038.JPG	NULL	NULL	
552073.JPG	NULL	NULL	
552015.JPG			
552017.JPG			
552035.JPG			
552062.JPG	NULL	NULL	
552067.JPG	NULL	NULL	
COMPLETION CERTIFICATE.PDF			
552037.JPG	NULL	NULL	
DRAFT AGREEMENT .PDF			

File Name	Latitude	Longitude	Go To Map
PROPERTY TAX RECEIPT.PDF	NULL	NULL	
552016.JPG			
SELLER INDEX 2.PDF	NULL	NULL	
552014.JPG	NULL	NULL	

Entered By:	Assureval Private Limited_Hfc	Entered On:	28-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			

Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	28-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			

Approver's Comment:	ok as recommended property to be vacant before cheque handover
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Longitude: 73.8922222222223

Latitude: 18.66888888888889

Image Taken



Longitude: 73.8922222222223

Latitude: 18.66888888888889

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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