



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-150237	Application No.:	77000342308
Customer Name:	Dnyaneshwar Janardan Saikar	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Dnyaneshwar Janardan Saikar	Mobile :	9922602050 9325020191

PROPERTY ADDRESS

Property Address:	Row House No 20,Block C,Palaash Aarambh,Sr No 7(P),Hissa No 1/2/2 ,Varale Tal Mawal Dist Pune	Location:	Talegaon Dabhade
		City:	Pune Pin Code 410507
		State:	Maharashtra Country India
Legal Address:	Row House No 20,Block C,Palaash Aarambh,Sr No 7(P),Hissa No 1/2/2 Varale Tal Mawal Dist Pune	Nearby Landmark:	Near Amey Villa
		Collateral ID:	I26PUN507-082926

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Development Authoriy
Natute of Location:	Rural	Distance Travelled From Operating	64
Green Housing:	No	Distance from City Center Km:	32
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
Ground Floor	2	1	1	PARKING PLUS 01 BHK
First Floor	3		2	03 BEDROOMS

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open Space	Entrance / Passage	Row House No. 21	Row House No. 19
Actual on Site	Open Space	Entrance / Passage	Row House No. 21	Row House No. 19
Boundary	Yes			

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:	GROUND PLUS 01 FLOOR

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1297	0	0
Super Built Up/Sellable Area	2018	5500	11099000
Other 1	1	0	0
Other 2	1	0	0
% Completion	90	TOTAL	11099000
% Recommended	90	Realizable Value:	11099000

Realizable Value In Words : Rupees One Crore Ten Lakh Ninety-Nine Thousand

Visited By:	Creative Valuers And Engineers Pvt. Ltd._Hfc	Visited on:	01-Sep-2026
Violations observed (if any):	1. North Mentioned In The Floor Plan Is Incorrect, However The North Mentioned In Layout Plan Is Correct.		
Remarks:	null 1. we have received draft agreement, commencement certificate and sanction plan. 2) i) draft agreement made between m/s. g.s. properties and mrs. deepa dnyaneshwar saikar, mr. dnyaneshwar janardan saikar, dated - 2026 (av - 89,33,962 /-) documented for valuation. ii) commencement certificate with ref no. bma/mo.varale/gat no.07/cr no.1844/24-25/2869 issued by pmrda dtd 02/07/2025. iii) sanction floor plan with ref no. bmh/cr no.1844/24-25/mouza varale/survey no 07 p issued by pmrda. iv) rera registration no. p52100077754 commencing from 29/10/2024 and ending with 01/08/2028 3) property is 3.5 bhk residential row house and same is under construction. 4) as on date rcc, brickwork, plastering, flooring work is completed. finishing work is in progress. 5) area as per draft agreement is considered for valuation. 6) this is non apf builder purchase case so take necessary approval for funding non apf builder purchase case. 7) confirmation for cheque favoring and original document verification should be taken from technical team prior to disbursement.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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1875108068571472.JPG	NULL	NULL	
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1875108068579466.JPG	NULL	NULL	

Entered By:	Creative Valuers And Engineers Pvt. Ltd._Hfc Warnakar	Entered On:	02-Sep-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Semi-Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	03-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 73.69749193201378
Latitude: 18.746131741050675
Image Taken 01-SEP-2026 14:46:51

Longitude: 73.69749193201378
Latitude: 18.746131741050675
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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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