



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-153435	Application No.:	77000352170
Customer Name:	Sachin Popat Lawand	Branch :	(10155) BARAMATI
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sachin Popat Lawand	Mobile :	9921295400 7057469575

PROPERTY ADDRESS

Property Address:	Flat No B-08 1st Floor Sejal Apartment,Plot No 11, 12 Gat No 101 102,At Mouje Jalochi Baramati Dist Pune	Location:	Baramati
		City:	Baramati
		State:	Maharashtra
		Pin Code	413102
		Country	India
Legal Address:	Flat No B-08 1st Floor Sejal Apartment Plot No 11, 12 Gat No 101 102 At Mouje Jalochi Baramati Dist Pune	Nearby Landmark:	Near Bom Baramati
		Collateral ID:	I26BMT102-085156

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Council
Natute of Location:	Urban	Distance Travelled From Operating	210
Green Housing:	No	Distance from City Center Km:	1
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				
First Floor	3	1	1	2BHK RESIDENTIAL FLAT

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Seller Occupied	16
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			44

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Staircase And Duct	Margin Space	Flat No B-05	Margin Space
Actual on Site	Staircase And Duct	Margin Space	Flat No B-05	Margin Space
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	RESIDENTIAL USAGE

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	750	0	0
Super Built Up/Sellable Area	900	3000	2700000
Parking No 6	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2700000
% Recommended	100	Realizable Value:	2700000
Realizable Value In Words : Rupees Twenty-Seven Lakh			

Visited By:	Mourya Concepts Opc Pune_Hfc	Visited on:	10-Sep-2026
Violations observed (if any):			

Remarks:	null 1) this is home loan da resale case 2) subject property is 2 bhk residential flat situated on stilted 1st floor 3) copy of draft sale deed between mr sachin hanamant sonna and mrs smita sachin lawand 4) copy of sellers sale deed between m/s wagholikar associates and mr sachin hanamant sonna ref no 545/2010 dated 18/01/2010 5) copy of construction permission ref no 380 dated 19/06/2008 issued by jalochi grampanchayat 6) copy of tax piad receipt for the year 2021-2022, 2022-2023, 2025-2026 issued by baramati municipal council 7) documented sbua of 900 sqft has been considered 8) building plan and occupancy certificate is not provided 9) as per the sale deed, the carpet area (ca) is 450 sq.ft. and the super built-up area is 900 sq.ft. however, the actual ca is approximately 750 sq.ft., which corresponds to the mentioned super built-up area.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-10 AT 12.54.36 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-10 AT 12.54.39 PM.JPEG			
WHATSAPP IMAGE 2026-09-10 AT 12.54.45 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-10 AT 12.54.46 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-10 AT 12.54.37 PM.JPEG			
WHATSAPP IMAGE 2026-09-10 AT 12.54.26 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-10 AT 12.54.43 PM.JPEG			
WHATSAPP IMAGE 2026-09-10 AT 12.54.32 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-10 AT 12.54.30 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-10 AT 12.54.33 PM.JPEG	NULL	NULL	

Entered By:	Mourya Concepts Opc Pune_	Entered On:	11-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	11-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 74.587944
Latitude: 18.152666999999997
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Longitude: 74.587944
Latitude: 18.152666999999997
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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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