



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-157392	Application No.:	77000352274
Customer Name:	Sushil Dashrath Chhapekar	Branch :	(10030) PUNE-MAIN
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Sushil Dashrath Chhapekar	Mobile :	9823357002 8999853387

PROPERTY ADDRESS

Property Address:	Flat No 10 2nd Floor Harikrupa Apartment, (Harikrupa Vihar As Per Site) ,S No 14 2 2a 1 Cts No 697 Off Nda Road ,Mouje Shivane Tal Haveli Dist Pune	Location:	Khadakwasala Nc
Legal Address:	Flat No 10 2nd Floor Harikrupa Apartment S No 14 2 2a 1 Cts No 697 Mouje Shivane Tal Haveli Dist Pune	City:	Pune Pin Code 411023
		State:	Maharashtra Country India
		Nearby Landmark:	Near More Petrol Pump
		Collateral ID:	I26PUN023-087556

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 Corporation
Natute of Location:	Rural	Distance Travelled From Operating	15
Green Housing:	No	Distance from City Center Km:	16
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	17
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	43

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Passage And Flat No 9	Open Space	Open Space	Flat No 8
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:	GROUND PARKING

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	542	0	0
Super Built Up/Sellable Area	705	4500	3172500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3172500
% Recommended	100	Realizable Value:	3173000

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

Visited By:	Mr. Rushikesh Gaikwad	Visited on:	16-Sep-2026
Violations observed (if any):			
Remarks:	null 1)this is resale transaction 2) bua 705 sqft considered from deed of apartment 3) deed of apartment no 4648 2023 dated 06 03 2023 register in register office haveli 21 between seller shankar d shetty and others and buyer anita umesh kumbhar and other 4) pmc property tax id p r 88 04829000 paid from year 2019 to 2026 5) draft agreement between seller umesh hari kumbhar and others and buyer sushil dashrath chhapekar and others 6) building name not observed on building during site visit		

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
1000400135.JPG	NULL	NULL	
1000400141.JPG	NULL	NULL	
1000400155.JPG	NULL	NULL	
1000400136.JPG			
1000400137.JPG			
1000400156.JPG	NULL	NULL	
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1000400159.JPG			
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1000400143.JPG			
1000400154.JPG	NULL	NULL	

File Name	Latitude	Longitude	Go To Map
1000400157.JPG	NULL	NULL	

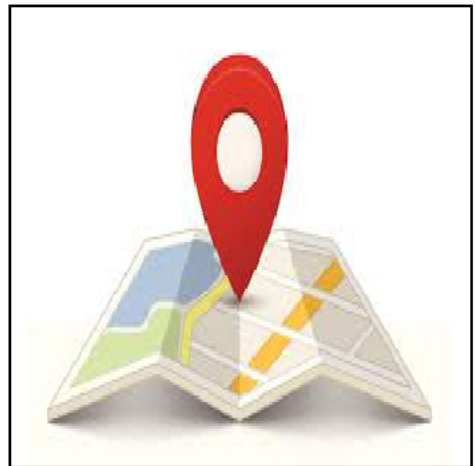
Entered By:	Rushikesh Gaikwad	Entered On:	18-Sep-2026
Recommended by:		Completion Status:	Rcc Structure Completed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	18-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.7738888888889
Latitude: 18.464166666666667
Image Taken



Longitude: 73.7738888888889
Latitude: 18.464166666666667
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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