



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-140450	Application No.:	77000336333
Customer Name:	Ajay Govind Jadhav	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:	Ajay Govind Jadhav	Mobile :	9834388449 8265011248

PROPERTY ADDRESS

Property Address:	Flat No B 7 Third Floor Wing B Suyog Samruddhi,Sr No (145) 173 Hissa No 1 1 1 And Sr No (146) ,173 Hissa No 2 A Part Plot No 33 34 46,And 47 Bhekarinagar Fhursungi Tal Haveli Dist Pune	Location:	Phurasangi
Legal Address:	Flat No B 7 Third Floor Wing B Suyog Samruddhi Sr No (145) 173 Hissa No 1 1 1 And Sr No (146) 173 Hissa No 2 A Part Plot No 33 34 46 And 47 Bhekarinagar Fhursungi Tal Haveli Dist Pune	City:	Pune Pin Code 412308
		State:	Maharashtra Country India
		Nearby Landmark:	Near By Datta Mandir
		Collateral ID:	I26PUN308-079660

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	5	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Rural	Distance Travelled From Operating	8
Green Housing:	No	Distance from City Center Km:	8
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Internal Passage	Margin Space	Margin Space	Staircase
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 FLOOR PLUS 4

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	592	0	0
Super Built Up/Sellable Area	770	4000	3080000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3080000
% Recommended	100	Realizable Value:	3080000
Realizable Value In Words : Rupees Thirty Lakh Eighty Thousand			

Visited By:	Mr. Rohit Kalgavkar	Visited on:	25-Aug-2026
Violations observed (if any):	1) Being Resale Case Draft Agreement Copy Not Provided In Favour Of Customer		
Remarks:	null 1) thia is an resale puchase case 2) an agreement made between mrs. shambhaji popat borude and rajendra laxman nikam an agreement no 5114/2008 dt 18/06/2008 3) property identify basis on on site building name and flat nos given 4) builtup area is consider basis on an seller agreement 4) pmc tax receipt paid form 2018 to 2024 property id p//82/03989000		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
IMG-20260826-WA0012.JPG	NULL	NULL	
IMG-20260826-WA0009.JPG	NULL	NULL	
IMG-20260826-WA0011.JPG	NULL	NULL	
IMG-20260826-WA0014.JPG	NULL	NULL	
IMG-20260826-WA0017.JPG			

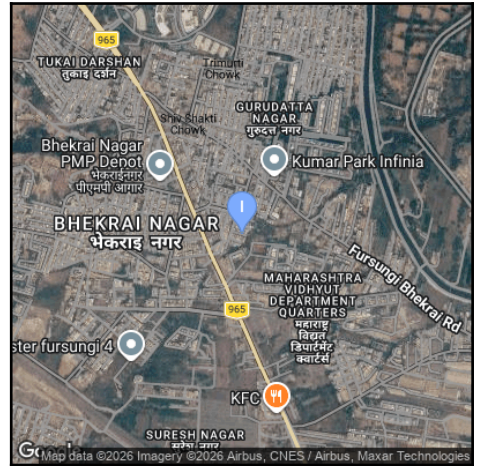
Entered By:	Rohit Kalgavkar	Entered On:	26-Aug-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	26-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	LATEST PROPERTY TAX TO BE PAID BEFORE DISBURSEMENT		
Approver's Comment:	ok as recommended		



Longitude: 73.95611111111111
Latitude: 18.481944444444444
Image Taken



Longitude: 73.95611111111111
Latitude: 18.481944444444444
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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