



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-155243	Application No.:	77000352592
Customer Name:	Shambhunath Lalluprasad Gautam	Branch :	(10812) PUNE BANER
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Shambhunath Lalluprasad Gautam	Mobile :	7875851039 9370284160

PROPERTY ADDRESS

Property Address:	Flat No 308 3rd Floor B Wing Kshitij Residency ,S No 102 Hissa No 2 Off Nda Road,Mouje Shivane Tal Haveli Dist Pune	Location:	Khadakwasala Nc
		City:	Pune Pin Code 411023
		State:	Maharashtra Country India
Legal Address:	Flat No 308 3rd Floor B Wing Kshitij Residency S No 102 Hissa No 2 Mouje Shivane Tal Haveli Dist Pune	Nearby Landmark:	Behind Anant Mangal Karyalay
		Collateral ID:	I26PUN023-088792

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	5	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				
3rd Floor	2	1	1	1BHK RESIDENTIAL UNIT
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	7
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	53

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open Space	Passage	Flat No 307	Flat No 309
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PARKING PLUS

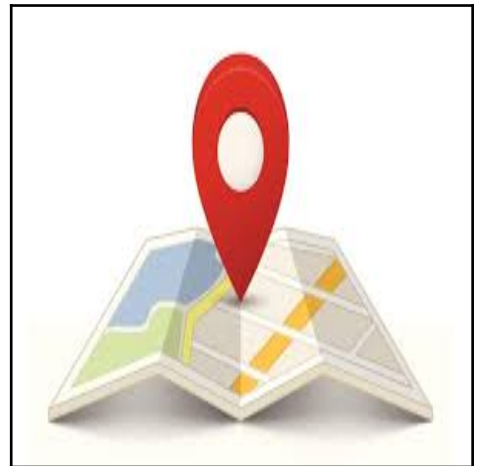
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	431	0	0
Super Built Up/Sellable Area	560	4900	2744000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2744000
% Recommended	100	Realizable Value:	2744000

Realizable Value In Words : Rupees Twenty-Seven Lakh Forty-Four Thousand

Visited By:	Mr. Rushikesh Gaikwad	Visited on:	16-Sep-2026
Violations observed (if any):			
Remarks:	null 1) this is resale transaction 2) bua 560 sqft considered from seller agreement 3) seller agreement no 10427 dated 23 06 2017 register in register office haveli 18 between seller g s s realty and buyer kajal bhushan kurkure and other 4) pmc property tax id p r 88 08964000 paid from year 2019 to year 2026 5) flat no on door not observed during site visit		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
1000400882.JPG	NULL	NULL	
1000400909.JPG	NULL	NULL	
1000400915.JPG	NULL	NULL	
1000400913.JPG	NULL	NULL	
1000400910.JPG			
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1000400879.JPG	NULL	NULL	
1000400883.JPG	NULL	NULL	
1000400908.JPG	NULL	NULL	
1000400914.JPG	NULL	NULL	

Entered By:	Rushikesh Gaikwad	Entered On:	21-Sep-2026
Recommended by:		Completion Status:	Rcc Structure Completed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	21-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.7708333333333
Latitude: 18.4627777777777
Image Taken

Longitude: 73.7708333333333
Latitude: 18.4627777777777
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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