



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-80153	Application No.:	77000270393
Customer Name:	Javed Isa Patel	Branch :	(10030) PUNE-MAIN
Product Name:	Apna Ghar - Dreamz- Home Loan - Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR DREAMZ	Visited User Type:	In House
Contact Name:	Javed Isa Patel	Mobile :	9673574548 7387970972

PROPERTY ADDRESS

Property Address:	Bungalow On S No 72 Hissa No 3a/1,Mauje Dighi Tal Haveli Dist Pune	Location:	Bhosari I E		
		City:	Pune	Pin Code	411026
		State:	Maharashtra	Country	India
Legal Address:	Bungalow On S No 72 Hissa No 3a/1 Mauje Dighi Tal Haveli Dist Pune	Nearby Landmark:	Near Adarsh English Medium School		
		Collateral ID:	I26PUN026-044586		

PROPERTY DETAILS

Type Of Property:	Bungalow	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:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	8
Green Housing:	No	Distance from City Center Km:	13
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Seller And Tenant	10
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2017	Seller And Tenant	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Road	Property Of Mr More	Property Of Mr Nilesh	Property Of Mr Sanjay
Actual on Site	Entrance / Road	Adj Property	Adj Property Of Kamble	Adj Property Of Shaikh
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:	G PLUS 1 UPPER FLOOR

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1000	3600	3600000
Carpet Area	1154	0	0
Super Built Up/Sellable Area	1500	1600	2400000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6000000
% Recommended	100	Realizable Value:	6000000
Realizable Value In Words : Rupees Sixty Lakh			

Visited By:	Mr. Pratham Dhotkar	Visited on:	12-May-2026
Violations observed (if any):	1 Documents In The Name Of Applicant Not Received 2 Property Tax With Malmatta No 1160102499.00 For Yaer 2017 To 2026 To Be Paid Before Disbursement		
Remarks:	null 1 this is resale case 2 documents received are seller deed index ii tax receipt zone certificate 3 seller deed is made between mr ravaso laxman margale and mr balaji yalappa apate reg no 2496/2015 dated 07/04/2015 4 tax paid issued by pcmc with malmatta no 1160102499.00 in the name of balaji yalappa apate from year 2016 to 2026 is unpaid 5 zone certificate with ref no 321/2025 dated 29/08/2025 issued by pcmc mentioning that s no 72 falls under green belt, residential zone 6 plot area as per index ii and 1.5 fsi construction is considered for valuation 7 as per site visit no name board is observed property is identified by documents provided and person meet at site		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
66834.JPG	NULL	NULL	
66826.JPG	NULL	NULL	
66837.JPG			
66848.JPG	NULL	NULL	
66828.JPG	NULL	NULL	
66829.JPG	NULL	NULL	
66836.JPG	NULL	NULL	
66842.JPG	NULL	NULL	
66843.JPG	NULL	NULL	
66844.JPG	NULL	NULL	
66847.JPG	NULL	NULL	
66853.JPG	NULL	NULL	
66827.JPG	NULL	NULL	
66835.JPG	NULL	NULL	

Entered By:	Pratham Dhotkar	Entered On:	16-May-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	18-May-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	PROPERTY TAX PAID RECEIPTS SHALL BE DOCUMENTED PRIOR TO DISBURSEMENT.		
Approver's Comment:	approved as recommended. registered ownership in the name of customer to be documented. property to be vacated before cheque handover.		



Longitude: 73.86666666666666
Latitude: 18.621111111111112
Image Taken NULL



Longitude: 73.86666666666666
Latitude: 18.621111111111112
Image Taken NULL



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.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and prevailing market rates for similar properties and on the facts and confirmation provided by the client ("Client") or his professional advisor or any other party on behalf of the Client as on date of assessment, which the Client represents to be complete and accurate in all respects. Report contains no representations or warranties of any kind. The Client should exercise appropriate due diligence with respect to the property, including approval status, legal and tax diligence, prior to taking of any decision. Compliance with statutory requirements applicable for construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any role in construction and pricing of the project / Property.

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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client.This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.