



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-144720	Application No.:	77000341191
Customer Name:	Kalpesh Krushna Kadam	Branch :	(10030) PUNE-MAIN
Product Name:	Top Up - Hfc	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Kalpesh Krushna Kadam	Mobile :	8805248280 9860748437

PROPERTY ADDRESS

Property Address:	Sr No 51 Hissa No 3a 1 And 3a 5 Sangam Residency,Flat B-17 4th Floor Mauje Vadgaon Bk,Tal Haweli Dist Pune	Location:	Vadgaon Bk
		City:	Pune Pin Code 411041
		State:	Maharashtra Country India
Legal Address:	Sr No 51 Hissa No 3a 1 And 3a 5 Sangam Residency Flat B-17 4th Floor Mauje Vadgaon Bk Tal Haweli Dist Pune	Nearby Landmark:	Near Vadgaon Bk Bus Stop
		Collateral ID:	I26PUN041-080639

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:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	8
Green Housing:	No	Distance from City Center Km:	12
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
4th Floor	2	1	1	1 BHK RESIDENTIAL FLAT
Other2				
Ground Floor				
First Floor				
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Owner	25
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2 YEARS	Self	35

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Entrance / Staircase	Open Space	Open Space	Flat No 16
Actual on Site	Entrance / Staircase	Open Space	Open Space	Flat No 16
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	455	0	0
Super Built Up/Sellable Area	592	4500	2664000
Terrace	100	4500	450000
Other 2	1	0	0
% Completion	100	TOTAL	3114000
% Recommended	100	Realizable Value:	3114000

Realizable Value In Words : Rupees Thirty-One Lakh Fourteen Thousand

Visited By:	Mr. Rushikesh Gaikwad	Visited on:	25-Aug-2026
Violations observed (if any):			
Remarks:	null 1) this is bt top up case 2) bua 714 sqft considered from sale deed 2) sale deed no 12452/2024 dated 25/06/2024 registered in register office haveli no 26 between seller suraj dagadu dhokale and buyer kalpesh krushna kadam and others 3) pmc property tax id no o c 02 01072032 paid till year 2024 year 2025 and 2026 unpaid 4) gunthewari building plan no 18078 dated 18/03/2024 5) society name board wing name and building name not observed during site visit 6) report data consider from previous report with application no. 77936340736 request id hrq-24-75503 dated as 10/05/2024		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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1000383423.JPG	NULL	NULL	
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1000383427.JPG			
1000383421.JPG	NULL	NULL	
1000383414.JPG			
1000383415.JPG	NULL	NULL	

Entered By:	Rushikesh Gaikwad	Entered On:	27-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	27-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 73.82277777777777

Latitude: 18.466111111111111

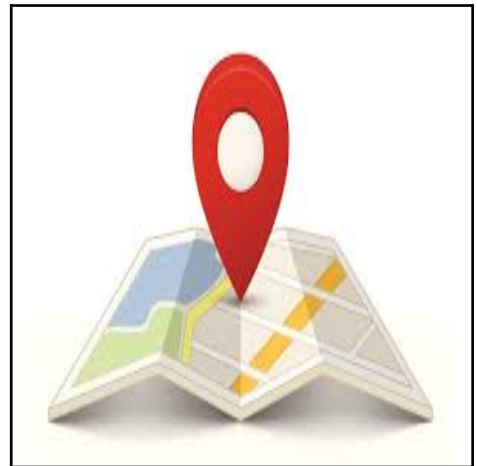
Image Taken



Longitude: 73.82277777777777

Latitude: 18.466111111111111

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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