



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-135136	Application No.:	77000329961
Customer Name:	Ravindra Digambar Kharote	Branch :	(10030) PUNE-MAIN
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Ravindra Digambar Kharote	Mobile :	9021546146 9162393045

PROPERTY ADDRESS

Property Address:	Flat No 104, 1st Floor, C Building, Surajya,,Gat No 430 And 433part), ,Mauje Donaje, Taluka Haveli, District Pune	Location:	I A T Pune
		City:	Pune
		State:	Maharashtra
Legal Address:	Flat No 104, 1st Floor, C Building, Surajya, Gat No 430 And 433part), Mauje Donaje, Taluka Haveli, District Pune	Pin Code	411025
		Country	India
		Nearby Landmark:	Near Shrushti Farm House
		Collateral ID:	I26PUN025-075484

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Development Authoriy
Natute of Location:	Rural	Distance Travelled From Operating	19
Green Housing:	No	Distance from City Center Km:	24
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Kailashchand Meghwal	9
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2024	Tenant	51

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat Entrance	Open To Sky	Flat No 105	Flat No 103
Actual on Site	Flat Entrance	Open To Sky	Flat No 105	Flat No 103
Boundary	Yes			

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:	PARKING PLUS 7 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	480	0	0
Super Built Up/Sellable Area	533	4000	2132000
1 Open Car Parking	1	200000	200000
Other 2	1	0	0
% Completion	100	TOTAL	2332000
% Recommended	100	Realizable Value:	2332000
Realizable Value In Words : Rupees Twenty-Three Lakh Thirty-Two Thousand			

Visited By:	Klarheit Valuers And Consultants Pvt Ltd_Hfc	Visited on:	14-Aug-2026
Violations observed (if any):	No		
Remarks:	null 1. case type is resale purchase. 2. we have received approved building plan and sale deed for valuation. 3. area as per sale deed is considered for valuation. 4. sale deed having ref. no 9145/2013 dated 25/11/2013 is between balark buildcon and rushikesh prakash prabhune prakash laxman prabhune 5. approved building plan having ref. no 2603 dated 02/06/2012 issued by adtp. 6.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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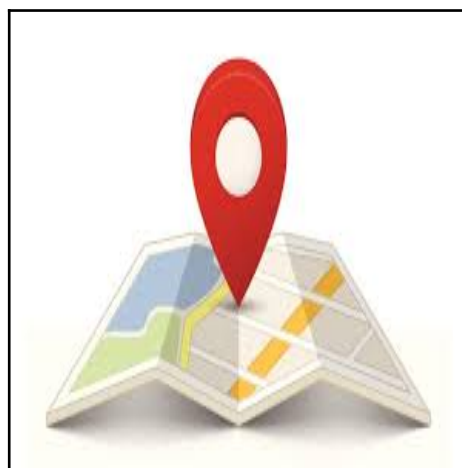
Entered By:	Klarheit Valuers And Cons	Entered On:	14-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	16-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.763873
Latitude: 18.409008999999998
Image Taken



Longitude: 73.763873
Latitude: 18.409008999999998
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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