



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-160821	Application No.:	77000354776
Customer Name:	Shital Akash Falake	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Shital Akash Falake	Mobile :	7678022020 7720877642

PROPERTY ADDRESS

Property Address:	Flat No 707,7th Floor,Wing Ab,Megh Malhar Phase2,Dsk Vishwa Gat No 87 88 89 And90 ,Mauje Kirkatwadi Taluka Haveli Dist Pune 411024	Location:	Vadgaon Bk
		City:	Pune Pin Code 411041
		State:	Maharashtra Country India
Legal Address:	Flat No 707,7th Floor,Wing Ab,Megh Malhar Phase2 Dsk Vishwa Gat No 87 88 89 And90 Mauje Kirkatwadi Taluka Haveli Dist Pune 411024	Nearby Landmark:	Near Rohini Housing Society And
		Collateral ID:	I26PUN041-090784

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	12	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	16
Green Housing:	No	Distance from City Center Km:	15
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
7th Floor	2	1	1	1 BHK RESIDENTIAL FLAT
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenant	11
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2 YEARS	Tenant	49

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open Space	Entrance Passage	Flat No 708	Staircase
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 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 PLUS 12 FLOOR

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	479	0	0
Super Built Up/Sellable Area	647	6500	4205500
1 Car Parking	1	300000	300000
Other 2	1	0	0
% Completion	100	TOTAL	4505500
% Recommended	100	Realizable Value:	4506000
Realizable Value In Words : Rupees Forty-Five Lakh Six Thousand			

Visited By:	Libra Valuers_Hfc	Visited on:	23-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1. this is a resale case 2. we have received index ii having number 1861/2012 which is dated on 14-02-2012 in between ds kulkarni developers and buyer satish sawant and others registered in sub registered office haveli 10 3. we have received pmrda completion certificate having number 525 which is dated on 03/07/2015 4. we have received draft agreement for verification 5. as per society name board owner name is not incorporated 6. pmc property pt0601302000 from year 2022 to 2025 and unpaid for year 2026		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Libra Valuers_Hfc	Entered On:	25-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	25-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.79833333333333
Latitude: 18.441388888888888
Image Taken



Longitude: 73.79833333333333
Latitude: 18.441388888888888
Image Taken



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.

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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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