



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-142459	Application No.:	77000333870
Customer Name:	Santosh Sadashiv Khot	Branch :	(10120) PUNE - WAKAD
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Santosh Sadashiv Khot	Mobile :	9552919139 9637639763

PROPERTY ADDRESS

Property Address:	Flat No 106 1st Floor Building A Kamalraj Haridwar, S No 82 Hissa No 7 Mauje Dighi,Tal Haveli Dist Pune	Location:	Dighi Camp		
		City:	Pune	Pin Code	411015
		State:	Maharashtra	Country	India
Legal Address:	Flat No 106 1st Floor Building A Kamalraj Haridwar S No 82 Hissa No 7 Mauje Dighi Tal Haveli Dist Pune	Nearby Landmark:	Near Dighi Multispeciality Hospital		
		Collateral ID:	I26PUN015-079134		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	11	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:	11
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	10
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open To Sky	Entrance Plus Passage Plus	Flat No 105	Open To Sky
Boundary	Na			

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:	2B PLUS G PLUS 11

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	607	7500	4552500
Parking	1	400000	400000
Other 2	1	0	0
% Completion	100	TOTAL	4952500
% Recommended	100	Realizable Value:	4953000

Realizable Value In Words : Rupees Forty-Nine Lakh Fifty-Three Thousand

Visited By:	Mr. Pratham Dhotkar	Visited on:	20-Aug-2026
Violations observed (if any):	1 Documents In The Name Of Applicant Not Received 2 Latest Property Tax To Be Paid Before Disbursement		
Remarks:	null 1 this is resale case 2 index ii is made between m/s kamalraj associates and mr krishna dnaynoba walke, mrs sangita krishna walke reg no 9411/2014 dated 30/09/2014 at haveli no 8 3 tax issued by pcmc with malmatta no 1160204706.00 is paid for years 2017, 2024, 2026 4 area as per index ii 542 sqft bua and 50 pct of terrace 35 pct loading on terrace area , as per site visit wing name, society name board is observed 5 property identified through documents provided and person meet at site 6 latlongs 18.62099234992337, 73.873235678242		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
141154.JPG	NULL	NULL	
141155.JPG	NULL	NULL	
141175.JPG	NULL	NULL	
141152.JPG	NULL	NULL	
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141176.JPG	NULL	NULL	
141160.JPG	NULL	NULL	
141151.JPG	NULL	NULL	
141153.JPG	NULL	NULL	
141174.JPG	NULL	NULL	

Entered By:	Pratham Dhotkar	Entered On:	25-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	25-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	PENDING TAX TO BE PAID BEFORE DISBURSEMENT		
Approver's Comment:	ok as recommended		



Longitude: 73.87305555555555

Latitude: 18.620833333333334

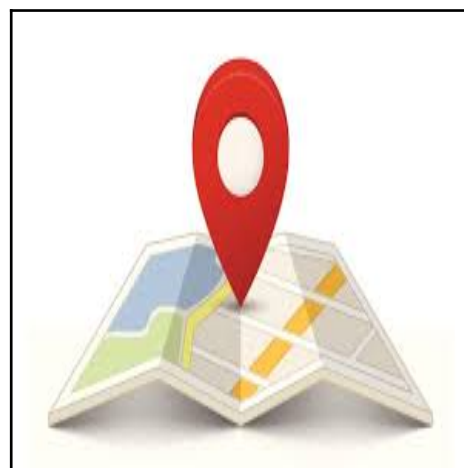
Image Taken



Longitude: 73.87305555555555

Latitude: 18.620833333333334

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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