

[Back](#)[Download PDF](#) [Download JSON](#)**INDIVIDUAL TECHNICAL REPORT**

Request ID : HRQ-26-163335 **Application No :** 77000350289
Customer Name : RAJKUMAR SOMLING DUDHANALE **Branch :** (10097) LATUR
Channel Name : LOS_CHANNEL **Business Group :** HFCMORTGAGES
Report Type : HFC **Product Name :** HL - RHL - HOME PURCHASE - BT
Product Type : NON HOME LOAN **Loan Property Type :** REGULAR

Property Details

Property Type : RESIDENTIAL **Unit Type :** FLAT
Unit No : 01 **Road Width (Feet):** 22
Property Address : FLAT NO 1705, 17TH FLOOR, TOWER T6, JOYVILLE **Country :** INDIA
HADAPSAR ANEX PHASE 11, S NO. 6/1 TO 6/6, 7/2/1P, **State :** MAHARASHTRA
7/2/2, 9/1, 9/2, 9/5, 9/6, 9/7/1, 9/7/2, 9/8 AND **City :** PUNE
OTHERS **Nearby Landmark :** KUMAR PARK INFINIA
MAUJE.SHEWALWADI, TAL.HAVELI, **Pincode :** 412308
DIST.PUNE
Collateral Id : I26PUN308-091361

Legal Address :

FLAT NO 1705, 17TH FLOOR, TOWER T6, JOYVILLE HADAPSAR ANEX PHASE 11, S NO. 6/1 TO 6/6, 7/2/1P, 7/2/2, 9/1, 9/2, 9/5, 9/6, 9/7/1, 9/7/2, 9/8 TO 9/20, 9/23/A, 9/23/B, 9/24 TO 9/41, 10/1 TO 10/8 MAUJE SHEWALWADI, TAL. HAVELI, DIST. PUNE

Contact Details

Name : RAJKUMAR SOMLING DUDHANALE
Customer Mobile No : 9730037633 **Sales Manager Mobile No :** 9156216520
Req Initiator Id : 1611364 **Req Initiator Name / CPC Code :** LOS_CHANNEL

Attached Document Details

Document Name	Field Name	Field Value	Field Name	Field Value	Field Name	Field Value
---------------	------------	-------------	------------	-------------	------------	-------------

Boundaries on Site**Directions****As Per Sale Deed****Actual At Site****East :**

NA

OPEN TO SKY

West :

NA

FLAT NO. 1704

North :

NA

OPEN TO SKY

South :

NA

SIDE MARGIN

Boundary Matching :

NA

Property Details

Plot Area : 1 **Plot Demarcated At Site :** YES
Approved Land Use : RESIDENTIAL **Infrastructure Of The Surrounding Area :** GOOD
Nature Of Locality : UNDER DEVELOPMENT **Class Of Locality :** MIDDLE CLASS AREA
Property Area : 835 **Property Location :** MUNICIPAL CORPORATION

Distance From City
Center(Km) : 17

Distance Travelled From Operating Office : 9

No. Of Floors : 22

Type Of Property : FLAT

Cost Of Construction : 0

Report Condition : PROPERTY VISITED REPORT
SUBMITTED

Carpet Area Measured
: No

Green Housing : No

Nature Of Location : Rural

Virtual Visit : No

Finnone Project Id :

Finnone Building Id :

Project Approval No :

Builder Group :

Builder Company :

Builder Grade :

Unit Details

Detail	No. of Rooms	No. of Kitchen	No. of Bathrooms	Usages and Remarks
FIRST FLOOR				
SECOND FLOOR				
OTHER1				
OTHER2				
17TH FLOOR	3	1	2	2BHK

NDMA Details

Height Of Building(Above
Ground Level): Less than 15 meter

Seismic Zone: 3

Flood Prone Area: No

CRZ: 1

Structure

Structure : RCC STRUCTURE

Interior : GOOD

Exterior : GOOD

Approx Age Of Property
For Home Improvement/
Home Extension : 1

Status Of Occupancy : OCCUPIED

Occupied By : SAKHINA SHAIKH

Relationship Of Occupant
With Customer : TENANT

Occupied Since : 5 MONTHS

Residual Age Of Property
: 59

Valuation

Description	Area(in Sq.Ft)	Rate(Per Sq.Ft)	Amount
LANDAREA	1	0	0
CARPET AREA	619	0	0
SUPER BUILT UP/SELLABLE AREA	835	8100	6763500
CAR PARKING	1	400000	400000
OTHER 2	1	0	0
TOTAL			7163500
Realizable Value :			71,64,000

Realizable Value in Words :

Seventy One Lakh Sixty Four Thousand

[View Review Report Comparison](#)

Valuation as per Govt. approved rate

Land Area/BuiltUp
Area/Saleable Area : 1
Area(Sq.Ft.) :

Constructed Area : 1

Total Value : 2

Land Area/BuiltUp
Area/Saleable Area : 1
Rate(Per Sq. Ft.) :

Constructed Rate : 1

Floorwise Building Usage : B PLUS G PLUS 22 UPPER FLOORS.

Request Code	Request Date	Parent Prod.Type	Product Type
--------------	--------------	------------------	--------------

HRQ-26-163335 2026-09-21 11:40:04.0

NON HOME LOAN

HL - RHL - HOME PURCHASE - BT

HRQ-26-155569 2026-09-09 12:26:14.0

HOME LOAN

HL - RHL - HOME PURCHASE - BT

HRQ-26-163332 2026-09-21 11:39:43.0

NON HOME LOAN

HL - RHL - HOME PURCHASE - BT

Stage of Construction	Description of Structure	(Description of stage)	% Completion	% Recommended
	RCC STRUCTURE	COMPLETED	100	100

Completion Status : CONSTRUCTED

Violations Observed If Any :

Remarks : 1. THIS CASE IS HOME PURCHASE -BT CASE. 2.SUBJECT PROPERTY IS 2BHK FLAT. 3. WE HAVE RECEIVED INDEX II IN FAVOR OF VAISHALI RAJKUMAR DUDHNALE REG NO. 9050/2021 DATED 30/08/2021 ISSUED BY SRO HAVELI 7. 4. SANCTIONED PLAN NO. 503/22-23 DATED 21/10/2022 ISSUED BY PMRDA. 5. POSSESSION LETTER IN FAVOR OF OF VAISHALI RAJKUMAR DUDHNALE AND OF RAJKUMAR SOMLING DUDHNALE DATED 14/09/2025 ISSUED BY JOYVILLE SHAPOORI HOUSING PVT.LTD. 6. NA ORDER NO. 09/2019 DATED 10/04/2019 ISSUED BY SDO PUNE. 7. BUA AS PER INDEX II IS CONSIDERED. 8. PROPERTY IDENTIFIED WITH THE HELP OF PERSON MEET AT SITE AND DOCUMENT PROVIDED. 9. CORRECT LATLONGS ARE 18.484213,73.966274

Visited By : ASSUREVAL PRIVATE LIMITED_HFC

Visited On : 24-Sep-2026

Visited User Type: TECHNICAL AGENCY

Approved On : 26-Sep-2026

Entered By : ASSUREVAL PRIVATE LIMITED_HFC

Entered On : 26-Sep-2026

Approver ID : HE012261

Approver Name : CHAITANYA KOSHATWAR

Approver Designation : TECHNICAL MANAGER

Approver Remarks : OK AS RECOMMENDED

Recommender Name :

Recommender Remark :

Recommender Flag : Recommended

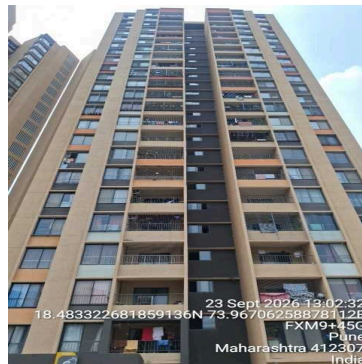
Conditional Remark :

Request Report Type : FRESH

	Image / Document :1	Image / Document :2
--	---------------------	---------------------

Attached
Documents

Attached
Images



Longitude 73.96611111111112

73.96611111111112

Latitude 18.484166666666667

18.484166666666667

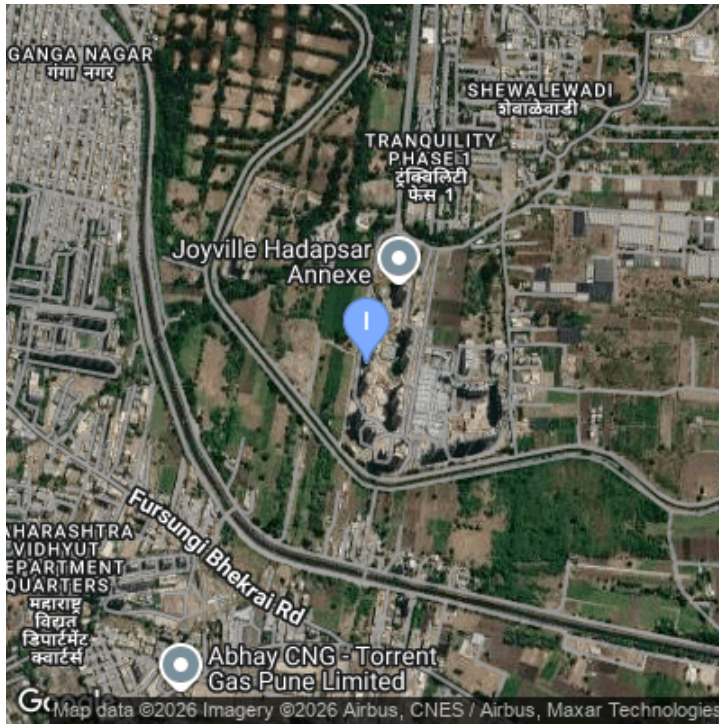
Geo Location TOWER 3 JOYVILLE HADAPSAR ANNEXE
SHEWALEWADI UNDEFINED

TOWER 3 JOYVILLE HADAPSAR ANNEXE
SHEWALEWADI UNDEFINED

Image Taken
Date

OD Request List

Satellite Image	Route Image
-----------------	-------------



Omnidocs Files					
Document Name	Uploaded Stage	Uploaded By / Uploaded On	Latitude	Longitude	Go To Map
313387.JPG	INDIVIDUAL SITE VISIT	ASSUREVAL PRIVATE LIMITED_HFC - (HTA2025025) / 24-SEP-2026 17:06:14			
313393.JPG	INDIVIDUAL SITE VISIT	ASSUREVAL PRIVATE LIMITED_HFC - (HTA2025025) / 24-SEP-2026 17:06:52			
313394.JPG	INDIVIDUAL SITE VISIT	ASSUREVAL PRIVATE LIMITED_HFC - (HTA2025025) / 24-SEP-2026 17:07:02			
313396.JPG	INDIVIDUAL SITE VISIT	ASSUREVAL PRIVATE LIMITED_HFC - (HTA2025025) / 24-SEP-2026 17:07:11			
1 JOYVILLE - MOA & AOA, COI.PDF	INDIVIDUAL SITE VISIT	ASSUREVAL PRIVATE LIMITED_HFC - (HTA2025025) / 24-SEP-2026 17:08:52			
1. MASTER LAYOUT.PDF	INDIVIDUAL SITE VISIT	ASSUREVAL PRIVATE LIMITED_HFC - (HTA2025025) / 24-SEP-2026 17:09:00			
1705T6.PDF	INDIVIDUAL SITE VISIT	ASSUREVAL PRIVATE LIMITED_HFC - (HTA2025025) / 24-SEP-2026 17:09:13			
313401.JPG	INDIVIDUAL SITE VISIT	ASSUREVAL PRIVATE LIMITED_HFC - (HTA2025025) / 24-SEP-2026 17:07:37			
2025_11_27 6_53 PM OFFICE LENS.PDF	INDIVIDUAL SITE VISIT	ASSUREVAL PRIVATE LIMITED_HFC - (HTA2025025) / 24-SEP-2026 17:09:21			
313411.JPG	INDIVIDUAL SITE VISIT	ASSUREVAL PRIVATE LIMITED_HFC - (HTA2025025) / 24-SEP-2026 17:08:16			

7 12 EXTRACT DATED 28032024.PDF	INDIVIDUAL SITE VISIT	ASSUREVAL PRIVATE LIMITED_HFC - (HTA2025025) / 24-SEP-2026 17:09:04			
313407.JPG	INDIVIDUAL SITE VISIT	ASSUREVAL PRIVATE LIMITED_HFC - (HTA2025025) / 24-SEP-2026 17:07:51			
313391.JPG	INDIVIDUAL SITE VISIT	ASSUREVAL PRIVATE LIMITED_HFC - (HTA2025025) / 24-SEP-2026 17:06:38			
313392.JPG	INDIVIDUAL SITE VISIT	ASSUREVAL PRIVATE LIMITED_HFC - (HTA2025025) / 24-SEP-2026 17:06:45			
313399.JPG	INDIVIDUAL SITE VISIT	ASSUREVAL PRIVATE LIMITED_HFC - (HTA2025025) / 24-SEP-2026 17:07:21			
313400.JPG	INDIVIDUAL SITE VISIT	ASSUREVAL PRIVATE LIMITED_HFC - (HTA2025025) / 24-SEP-2026 17:07:31			
313404.JPG	INDIVIDUAL SITE VISIT	ASSUREVAL PRIVATE LIMITED_HFC - (HTA2025025) / 24-SEP-2026 17:07:43			
313408.JPG	INDIVIDUAL SITE VISIT	ASSUREVAL PRIVATE LIMITED_HFC - (HTA2025025) / 24-SEP-2026 17:08:02			
313410.JPG	INDIVIDUAL SITE VISIT	ASSUREVAL PRIVATE LIMITED_HFC - (HTA2025025) / 24-SEP-2026 17:08:10			
313390.JPG	INDIVIDUAL SITE VISIT	ASSUREVAL PRIVATE LIMITED_HFC - (HTA2025025) / 24-SEP-2026 17:06:32			
313388.JPG	INDIVIDUAL SITE VISIT	ASSUREVAL PRIVATE LIMITED_HFC - (HTA2025025) / 24-SEP-2026 17:06:20			
313389.JPG	INDIVIDUAL SITE VISIT	ASSUREVAL PRIVATE LIMITED_HFC - (HTA2025025) / 24-SEP-2026 17:06:26			

Broker Details

Broker Name: TATA

**Broker's Contact
No:** 7745816216

Broker's Email ID:

This property is funded to following customer(s)

Application No.

Customer Name

**Channel Name/
Employee Name**

Date

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

Signature with seal

Date

Place

**** 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.