

INDIVIDUAL TECHNICAL REPORT

Request ID : HRQ-26-137937

Application No : 77000336243

Customer Name : PRASHANT RAMLING SWAMI

Branch : (10812) PUNE
BANER

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): 20

Property Address : FLAT NO 6 3RD FLOOR B WING SHREE
APARTMENT

Country : INDIA

SURVEY NO 16/3/2 AMBEGAON BK

State : MAHARASHTRA

TALUKA HAVELI, DISTRICT PUNE

City : PUNE

Nearby Landmark : PRIDE ENGLISH
SWCHOOL

Collateral Id : I26PUN046-075891

Pincode : 411046

Legal Address :

FLAT NO 6 3RD FLOOR B WING SHREE APARTMENT CHSL SURVEY NO 16/3/2 AMBEGAON BK, TAL - HAVELI DIST-
PUNE

Contact Details

Name : PRASHANT RAMLING SWAMI

Customer Mobile No : 9545282327

Sales Manager Mobile No : 9503284027

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 SPACE
West :	NA	STAIRCASE
North :	NA	OPEN SPACE
South :	NA	FLAT NO 05
Boundary Matching :	NA	

Property Details

Plot Area : 1

Plot Demarcated At Site : YES

Approved Land Use : RESIDENTIAL

Infrastructure Of The Surrounding Area : RESIDENTIAL

Nature Of Locality : UNDER DEVELOPMENT

Class Of Locality : MIDDLE CLASS AREA

Property Area : 560

Property Location : MUNICIPAL CORPORATION

Distance From City
Center(Km) : 15

Distance Travelled From Operating Office : 15

No. Of Floors : 4

Type Of Property : FLAT

Cost Of
Construction :

Report Condition : PROPERTY VISITED REPORT
SUBMITTED

Carpet Area
Measured : No

Green Housing : No

Nature Of Location : Urban

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
SECOND FLOOR				
OTHER1	2	1	1	01 BHK RESI USAGE
OTHER2				
GROUND FLOOR				
FIRST FLOOR				

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 : 16

Status Of Occupancy : OCCUPIED

Occupied By : PRASHANT SWAMI

Relationship Of
Occupant With
Customer : SELF

Occupied Since : 5 YEAR

Residual Age Of
Property : 44

Valuation

Description	Area(in Sq.Ft)	Rate(Per Sq.Ft)	Amount
LANDAREA	1	0	0
CARPET AREA	431	0	0
SUPER BUILT UP/SELLABLE AREA	560	4500	2520000
OTHER 1	1	0	0
OTHER 2	1	0	0

TOTAL

2520000

Realizable Value :

25,20,000

Realizable Value in Words :

Twenty Five Lakh Twenty Thousand

[View Review Report Comparison](#)**Valuation as per Govt. approved rate**Land Area/BuiltUp
Area/Saleable Area : 1
Area(Sq.Ft.) :Land Area/BuiltUp
Area/Saleable Area : 1
Rate(Per Sq. Ft.) :

Constructed Area : 0

Constructed Rate : 0

Total Value : 1

Floorwise Building Usage : PARKING / GROUND PLUS UPPER 4 FLOOR

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

HRQ-26-137937

2026-08-12 12:13:04.0

NON HOME LOAN

HL - RHL - HOME PURCHASE - BT

Stage of Construction	Description of Structure	(Description of stage)	% Completion	% Recommended
-----------------------	--------------------------	------------------------	--------------	---------------

RCC STRUCTURE

1COMPLETED

100

100

Completion Status : CONSTRUCTED

Violations Observed If Any :

Remarks : 1) THE PROPERTY LIES IN PMC LIMIT 2) THE AGREEMENT BETWEEN MAHESH DNYANDEV BELUSE AND 1 OTHER AND PRASHANT RAMLIND SWAMI AND SANGITA RAMLING SWAMI HAVING REF NO 3788/2022 AND DATED 23/03/2022.3) THE PROPERTY IS IDENTIFIED WITH THE HELP OF PERSON MET AT SITE, BUILDING NAME, SOCIETY BOARD AND DOCUMENT REFERED 4) PROPERTY TAX HAVING REF NO P/P/86/12831000 DATED 16 JULY 2026 RECIVED FROM PMC AND CUSTOMER HAS PAID TAX FROM YEAR 2016.

Visited By : MR. SAGAR MANE

Visited On : 13-Aug-2026

Visited User Type: IN HOUSE

Approved On : 17-Aug-2026

Entered By : SAGAR MANE

Entered On : 17-Aug-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

73.839108

73.839108

Latitude

18.461420999999998

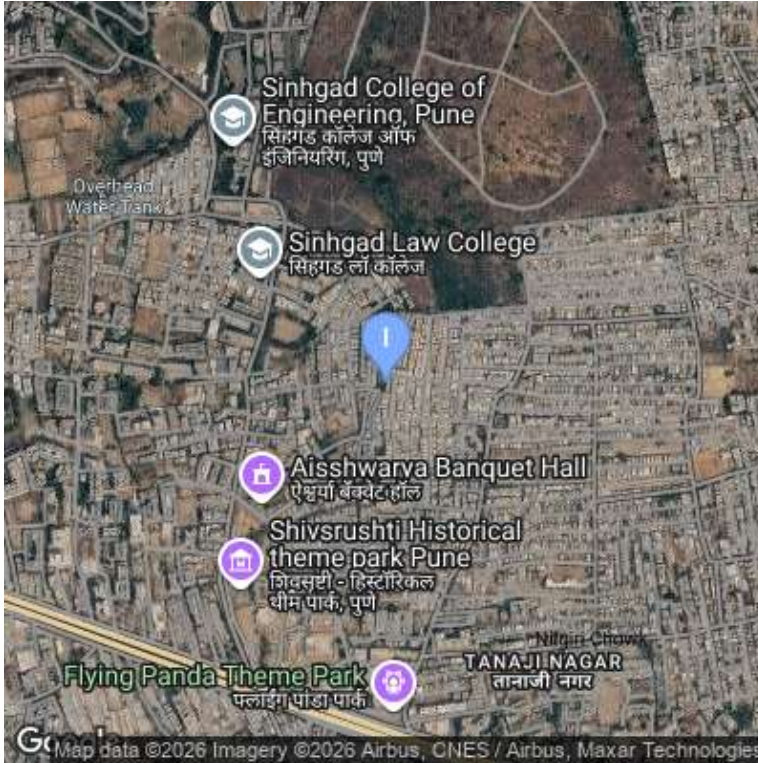
18.461420999999998

Geo Location

Image Taken Date

OD Request List

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



Omnicdocs Files

Document Name	Uploaded Stage	Uploaded By / Uploaded On	Latitude	Longitude	Go To Map
TC_00270.JPG	INDIVIDUAL SITE VISIT	SAGAR MANE - (HE019123) / 17-AUG-2026 12:47:02			
TC_00274.JPG	INDIVIDUAL SITE VISIT	SAGAR MANE - (HE019123) / 17-AUG-2026 12:47:15			
TC_00268.JPG	INDIVIDUAL SITE VISIT	SAGAR MANE - (HE019123) / 17-AUG-2026 12:46:34			
TC_00271.JPG	INDIVIDUAL SITE VISIT	SAGAR MANE - (HE019123) / 17-AUG-2026 12:46:43			
TC_00280.JPG	INDIVIDUAL SITE VISIT	SAGAR MANE - (HE019123) / 17-AUG-2026 12:46:52			
TC_00273.JPG	INDIVIDUAL SITE VISIT	SAGAR MANE - (HE019123) / 17-AUG-2026 12:47:22			

Broker Details

Broker Name: SAIRAJ REAL ESTATE COMPANY

Broker's Contact
No: 9881741107

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.

Signature with seal

2. I/We have no direct or Indirect Interest in the property valued

Date

3. The information furnished above is true and correct to my/our knowledge

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.