



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-175997	Application No.:	7792157489
Customer Name:	Rameshwar Kashinathrao Bole	Branch :	(10831) PUNE- CHINCHWAD - B
Product Name:	Nhl - Rnhl - Nrp - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	RENTED	Visited User Type:	In House
Contact Name:	Rameshwar Kashinathrao Bole	Mobile :	9730163042 7020692966

PROPERTY ADDRESS

Property Address:	Shop No 3, Ground Floor, Wing A3, Shlok, Gat No,122,123, Old Gat No 1242 And 1243, Borhadewadi, ,Moshi Tal Haveli Dist Pune	Location:	Chovisawadi		
		City:	Pune	Pin Code	412105
		State:	Maharashtra	Country	India
Legal Address:	Shop No 3, Ground Floor, Wing A3, Shlok, Gat No 122,123, Old Gat No 1242 And 1243, Borhadewadi, Moshi Tal Haveli Dist Pune	Nearby Landmark:	Near Shevi Utopia		
		Collateral ID:	I26PUN105-097220		

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	13	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	27
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor	1		1	1 SHOP AND 1 WC

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Dhandai Clinic	1
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2025	Tenant	59

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Adj Building/Shlok Residential	Road	Staircase	Shop No 2
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	1

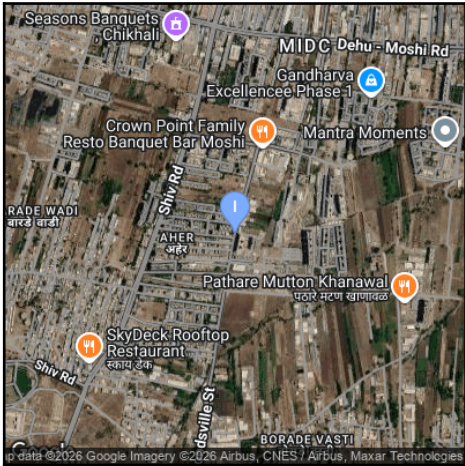
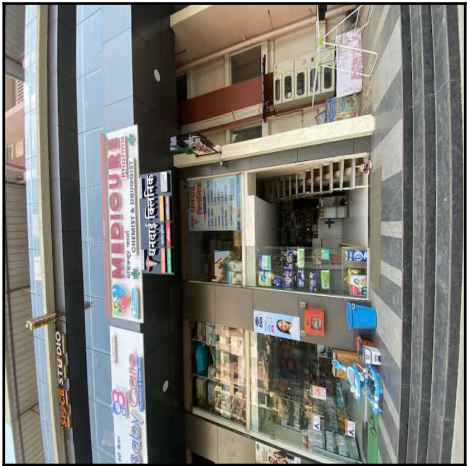
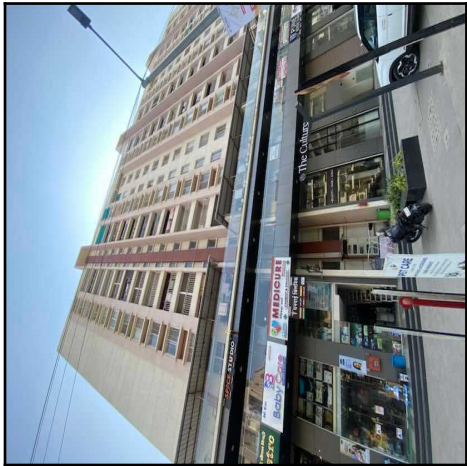
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	GROUND PLUS 13 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	337	0	0
Super Built Up/Sellable Area	472	8500	4012000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4012000
% Recommended	100	Realizable Value:	4012000
Realizable Value In Words : Rupees Forty Lakh Twelve Thousand			

Visited By:	Mr. Mohammad Ashraf	Visited on:	14-Oct-2026
Violations observed (if any):			
Remarks:	null 1). this is resale commercial purchase case 2). we have received index ii and agreement to sale made betweenvrunda ventures and aniket butala with reg no 13672/2025 dated 12/11/2025 at sro haveli 5 3). received completion certificate with reg no 534/2025 dated 14/07/2025 issued by pcmc 3). rera certificate p52100029815 commencing from 08/07/2021 and ending with 31/12/2026 issued by maharera 4).draft agreement made between mr. aniket butala and mrs.manisha rameshwar bole and mr.rameshwar kashinathrao bole in month of oct 2026		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
IMG_6305.JPG	18.67277777777778	73.83442777777778	
IMG_6306.JPG	18.67277222222225	73.83444999999999	
IMG_6307.JPG	18.672775	73.83444166666666	
IMG_6308.JPG	18.67237777777778	73.83432777777777	
IMG_6310.JPG	NULL	NULL	

Entered By:	Mohammad Ashraf	Entered On:	14-Oct-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	14-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.83441111111111
Latitude: 18.672830555555556
Image Taken 14-OCT-2026 10:50:56

Longitude: 73.83445833333333
Latitude: 18.672777777777778
Image Taken 14-OCT-2026 10:50:44

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.

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.