



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-156427	Application No.:	4600000800
Customer Name:	Hande Suraj Ashok	Branch :	(10030) PUNE-MAIN
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Hande Suraj Ashok	Mobile :	9075332785 9730288741

PROPERTY ADDRESS

Property Address:	Flat No 03 Ground Floor Prajkta Chsl,Cts No 1209 1210 S No 87/3b/1e Mauje Kothrud,Tal Haveli Dist Pune	Location:	Ex Serviceman
		City:	Pune Pin Code 411038
		State:	Maharashtra Country India
Legal Address:	Flat No 03 Ground Floor Prajkta Chsl Cts No 1209 1210 S No 87/3b/1e Mauje Kothrud Tal Haveli Dist Pune	Nearby Landmark:	Near Sutar Hospital Azad Nagar
		Collateral ID:	I26PUN038-090897

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESI
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	9
Green Housing:	No	Distance from City Center Km:	12
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	1	1	1	1RK RESI
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenant	28
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	FROM 2024		32

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Margin Space	Parking	Flat No 2	Entrance
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:	GROUND PLUS 2 FLOORS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	223	0	0
Super Built Up/Sellable Area	290	8700	2523000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2523000
% Recommended	100	Realizable Value:	2523000

Realizable Value In Words : Rupees Twenty-Five Lakh Twenty-Three Thousand

Visited By:	Mr. Shubham Arabale	Visited on:	17-Sep-2026
Violations observed (if any):			
Remarks:	null 1) this is an resale purchase case. 2) for valuation seller agreeemnt only. 3) on site building name is observed. 4) bup area is considered as per seller index ii. 5) seller index ii 20384/2025 date 01/10/2025 in between mrs. shital amrut bhanghe with mr. vitthal tukaram bharekar. 6) pmc tax property id. o/4/05/02313003		

OMNI DOCS FILES			
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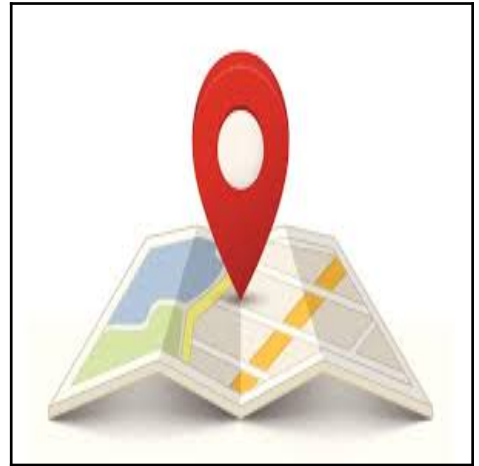
Entered By:	Shubham Arabale	Entered On:	25-Sep-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	25-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 73.80679319444444
Latitude: 18.50319861111111
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Longitude: 73.80684661111111
Latitude: 18.503139472222223
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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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