



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-158988	Application No.:	77000357398
Customer Name:	Chunilal Ranjit Guria	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:	Chunilal Ranjit Guria	Mobile :	7972465453 9604266461

PROPERTY ADDRESS

Property Address:	Flat No 403 4th Floor B Wing Shree Datta Apartment,Chsl Off Narhe Road,S No 48 Hissa No 44 2 20 2a 20 1 20 2b 20 3 45,Mouje Narhe Tal Haveli Dist Pune	Location:	Vadgaon Bk
Legal Address:	Flat No 403 4th Floor B Wing Shree Datta Apartment S No 48 Hissa No 44 2 20 2a 20 1 20 2b 20 3 45 Mouje Narhe Tal Haveli Dist Pune	City:	Pune Pin Code 411041
		State:	Maharashtra Country India
		Nearby Landmark:	Near Yashashree Coaching Classes
		Collateral ID:	I26PUN041-088011

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	5	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	13
Green Housing:	No	Distance from City Center Km:	14
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
4th Floor	3	1	2	2 BHK RESIDENTIAL UNIT
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	13
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	47

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open Space	Entrance Passage	Flat No 404	Adj Building
Actual on Site	Open Space	Entrance Passage	Flat No 404	Adj Building
Boundary	Yes			

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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PARKING PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	662	0	0
Super Built Up/Sellable Area	860	5000	4300000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4300000
% Recommended	100	Realizable Value:	4300000
Realizable Value In Words : Rupees Forty-Three Lakh			

Visited By:	Mr. Rushikesh Gaikwad	Visited on:	17-Sep-2026
Violations observed (if any):			
Remarks:	null 1) this is resale transaction 2) bua 860 sqft considered from seller agreement 3) agreement no 2049 dated 09 03 2011 register in sub register office haveli 20 between seller rohit himalay developers and builders and other and buyer mayuresh suresh kulkarni and others 4) developers possession letter dated 21 01 2013 5) pmc property tax id p t 09 27082000 paid from year 2024 to 2026 6) adtp sanctioned building plan no 137 dated 25 3 2010		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
1000401546.JPG	NULL	NULL	
1000401486.JPG	19.975555555555555	73.79999332130147	
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1000401540.JPG			
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1000401492.JPG	NULL	NULL	

Entered By:	Rushikesh Gaikwad	Entered On:	19-Sep-2026
Recommended by:		Completion Status:	Rcc Structure Completed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	19-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.82166666666666

Latitude: 18.453888888888887

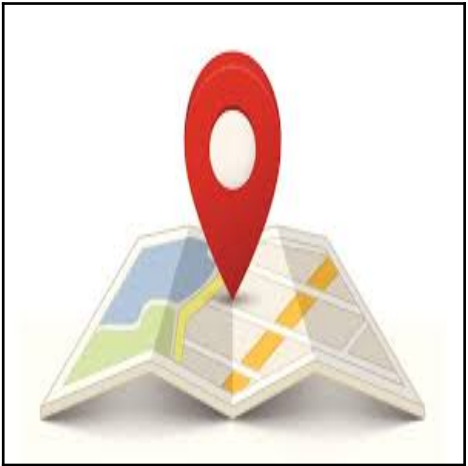
Image Taken



Longitude: 73.82166666666666

Latitude: 18.453888888888887

Image Taken



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.

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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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