



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-174185	Application No.:	77000364529
Customer Name:	Akash Suresh Jadhav	Branch :	(10651) KHARADI
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Akash Suresh Jadhav	Mobile :	8999002455 9623389410

PROPERTY ADDRESS

Property Address:	Flat No 401, 4th Floor, Wing A1, Gagan Cefiro, Phase 2, Old S No 57, Hissa No 1/1,1/2, 1/3/1 And, New S No 57/1/1/2/1/3/1, At Undri Tal,Haveli And Dist Pune	Location:	Mohamadwadi
		City:	Pune Pin Code 411060
		State:	Maharashtra Country India
Legal Address:	Flat No 401, 4th Floor, Wing A1, Gagan Cefiro Phase 2, Old S No 57, Hissa No 1/1,1/2, 1/3/1 And New S No 57/1/1/2/1/3/1, At Undri Tal Haveli And Dist Pune	Nearby Landmark:	Near Gurav Pujari Misal
		Collateral ID:	I26PUN060-096345

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	12	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	32
Green Housing:	No	Distance from City Center Km:	16
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	2	1	1	1 BHK
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	7
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	53

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Entrance	Open Space	Flat No 402	Staircase
Boundary	Na			

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

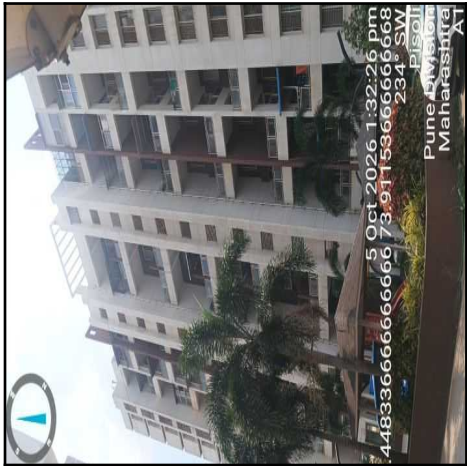
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	BASEMENT FLOOR PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	499	0	0
Super Built Up/Sellable Area	674	5200	3504800
Parking	1	300000	300000
Other 2	1	0	0
% Completion	100	TOTAL	3804800
% Recommended	100	Realizable Value:	3805000
Realizable Value In Words : Rupees Thirty-Eight Lakh Five Thousand			

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	08-Oct-2026
Violations observed (if any):	In The Name Of Customer Ownership Document Is Not Provided		
Remarks:	null 1) this captioned case is resale purchase 2) technical visit done by ravaji and report made by vaishnavi 3) latitude 18.448204 longitude 73.911276 4) agreement of assignment between m/s mahalaxmi punyai developers and mrs rizwana suhail shaikh reff no 14144/2021, dt 15/09/2021 5) occupancy certificate is issued by pmc pune reff no occ/1029/18, dt 02/11/2018 6) na order no 499/2014, dt 31/03/2015, is issued by sdo pune for residential and commercial purpose 8) building plan and tax receipt is not provided 9) ca is consider as per sale deed and 35 percent loading is consider for bua		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

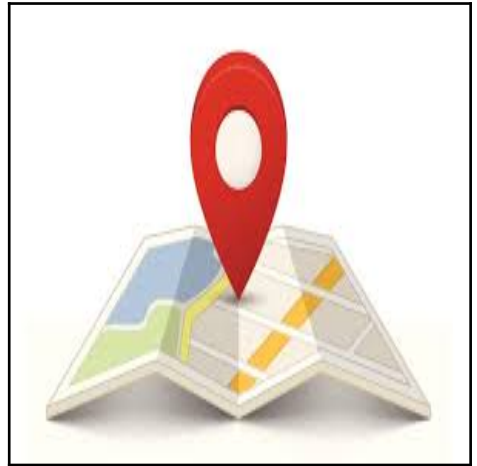
Entered By:	Propedge Valuations Pvt L	Entered On:	12-Oct-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	12-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.911276
Latitude: 18.448204
Image Taken 05-OCT-2026 13:32:26



Longitude: 73.911276
Latitude: 18.448204
Image Taken 05-OCT-2026 13:17:23



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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