



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-153041	Application No.:	77000347342
Customer Name:	Supriya Purushottam Tamboli	Branch :	(10155) BARAMATI
Product Name:	HI - RHI - Home Purchase - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Supriya Purushottam Tamboli	Mobile :	7276213183 8459102328

PROPERTY ADDRESS

Property Address:	Flat No 1, 1st Floor, Godai Villa, Plot No 32, Gat On 136/2, At Jalochi Tal Baramati And Dist ,Pune	Location:	Baramati
		City:	Baramati
		State:	Maharashtra
		Pin Code	413102
		Country	India
Legal Address:	Flat No 1, 1st Floor, Godai Villa, Plot No 32, Gat On 136/2, At Jalochi Tal Baramati And Dist Pune	Nearby Landmark:	Near Kanchan Nagar
		Collateral ID:	I26BMT102-084965

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	70
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
Ground Floor				
First Floor	2	1	1	1 BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr Tamboli	5
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	3 YEARS	Self Occupied	55

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No 2	Side Margin	Side Margin	Side Margin
Actual on Site	Flat No 2 And Staircase	Side Margin	Side Margin	Side Margin
Boundary	Yes			

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:	RESIDENTIAL BUILDING

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	425	0	0
Super Built Up/Sellable Area	552	3200	1766400
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1766400
% Recommended	100	Realizable Value:	1766000
Realizable Value In Words : Rupees Seventeen Lakh Sixty-Six Thousand			

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	09-Sep-2026
Violations observed (if any):	Nill		
Remarks:	null 1) this captioned case is home purchase bt 2) technical visit done by suraj and report made by vaishnavi 3) latitude 18.167808 longitude 74.600619 4) sale deed between supriya purushottam tamboli, purushottam sudam tamboli, and yashoda vitthal malgunde, navnath vitthal malgunde , sachin vitthal malgunde reff no 960/2024, dt 01/02/2024 5) 7/12 refff no 28838, dt 16/01/2024 6) na order no 560/2012, dt 12/08/2013 is issued by sdo baramati for residential purpose 7) commencement certificate is issued by bmc, baramati reff no capbc/b/2019/apl/00261, dt 28/02/2019 8)occupancy certificate is issued bmc baramati reff no 14/362/2021, dt 22/03/2021 9) building plan is not provided 10) society name board and flat no is observed on site but on name board customer name is not observed 11) carpet area consider as per sale deed and 30 percent loading is consider for bua		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

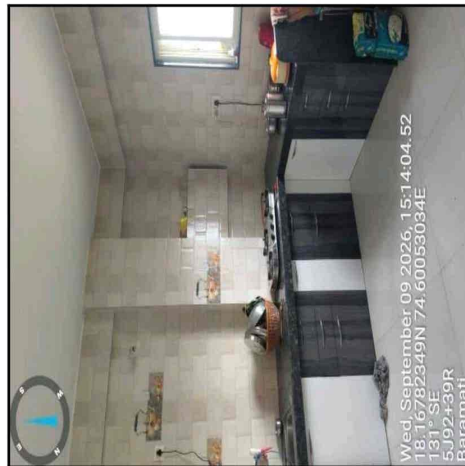
Entered By:	Propedge Valuations Pvt L	Entered On:	10-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	10-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 74.600619

Latitude: 18.167808

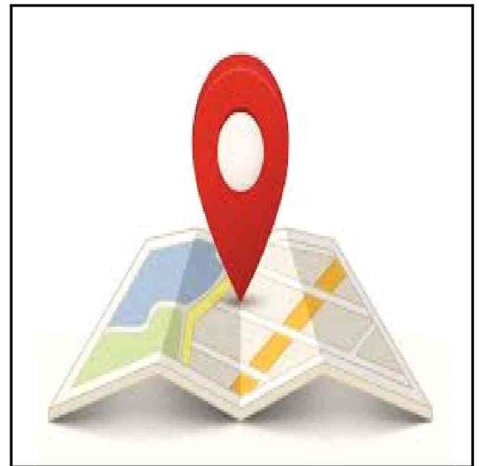
Image Taken 09-SEP-2026 15:26:10



Longitude: 74.600619

Latitude: 18.167808

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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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