



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-146169	Application No.:	77000337470
Customer Name:	Prashant Ganpat Tharkude	Branch :	(10030) PUNE-MAIN
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Prashant Ganpat Tharkude	Mobile :	9850076370 7028737018

PROPERTY ADDRESS

Property Address:	Flat No 102, 1st Floor , Paradise Residency ,Plot No. 509 Sector No. 28, Akurdi Pradhikaran,Tal Haveli Dist Pune	Location:	Bhosari I E
		City:	Pune Pin Code 411026
		State:	Maharashtra Country India
Legal Address:	Flat No 102, 1st Floor , Paradise Residency , Plot No. 509 Sector No. 28, Akurdi Pradhikaran Tal Haveli Dist Pune	Nearby Landmark:	Near Mahisakant Chowk
		Collateral ID:	I26PUN026-089049

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	40
Green Housing:	No	Distance from City Center Km:	20
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	5	1	4	4 BHK RESIDENTIAL USE
null				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open To Sky	Entrance Lift Staircase And	Open To Sky	Open To Sky
Actual on Site	Open To Sky	Entrance Lift Staircase And	Open To Sky	Open To Sky
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:	PARKING PLUS 7 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1446	0	0
Super Built Up/Sellable Area	1952	9300	18153600
Parking	2	500000	1000000
Other 2	1	0	0
% Completion	100	TOTAL	19153600
% Recommended	100	Realizable Value:	19154000
Realizable Value In Words : Rupees One Crore Ninety-One Lakh Fifty-Four Thousand			

Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	26-Aug-2026
Violations observed (if any):			
Remarks:	null 1) this is builder purchase case 2) subjectd property is 4 bhk residential flat on parking plus 7 upper floor residential building 3) area consider as per sanction plan 4) booking form in the name of prashant ganpat tharkude dt 21/11/25 by balaji developers 5) rera certificate no p52100054270 commencing from 10/01/2024 and ending with 31/12/2026 6) sanction plan issued by pcmc having reff no bp/akurdi/pcntda/326/2024 dt 06/12/2024 7) as per site flat all work completed, parking floor some finishing wip 8) this is non apf builder purchase case so take necessary approval at your end to fund this non apf case. 9) confirmation for cheque favoring and original document verification should be taken from technical team prior to disbursement 10) 18.645640,73.776735 11) received oc with registered no 118/2026, dt 17/09/2026 issued by pcmc		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
1000112869.JPG	NULL	NULL	
1000112872.JPG	NULL	NULL	
1000112873.JPG	NULL	NULL	
1000112877.JPG	NULL	NULL	
1000112878.JPG	NULL	NULL	
1000112881.JPG	NULL	NULL	
1000112891.JPG	NULL	NULL	
1000112880.JPG	NULL	NULL	
BOOKING.PNG			
1000112867.JPG	NULL	NULL	
1000112868.JPG	NULL	NULL	
1000112875.JPG	NULL	NULL	
1000112897.JPG	NULL	NULL	

File Name	Latitude	Longitude	Go To Map
1000112888.JPG	NULL	NULL	
RERA CERTIFICATE.PDF			
SANCTIONED PLAN.PDF	NULL	NULL	

Entered By:	Propedge Valuations Priva	Entered On:	22-Sep-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	22-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 73.77686694444445
Latitude: 18.64566972222223
Image Taken 26-AUG-2026 17:13:18



Longitude: 73.77686694444445
Latitude: 18.64566972222223
Image Taken 26-AUG-2026 16:59:06



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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