



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-145853	Application No.:	77000331103
Customer Name:	Akshay Sadashiv Padwal	Branch :	(10811) PUNE - VISHRANTWADI
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Akshay Sadashiv Padwal	Mobile :	8180085828 9657690253

PROPERTY ADDRESS

Property Address:	Flat No 315, 3rd Floor, Building No 2, Sky I Star ,Towers Gat No 229 P , 230,231p,279p And 280 P,Mauje Bhukum Tal Mulshi Dist Pune	Location:	Pirangut
		City:	Pune Pin Code 412115
		State:	Maharashtra Country India
Legal Address:	Flat No 315, 3rd Floor, Building No 2, Sky I Star Towers Gat No 229 P , 230,231p,279p And 280 P Mauje Bhukum Tal Mulshi Dist Pune	Nearby Landmark:	Near Shell Petrol Pump
		Collateral ID:	I26PUN115-081757

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	8	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	50
Green Housing:	No	Distance from City Center Km:	25
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
3rd Floor	3	1	2	2 BHK RESIDENTIAL USE

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr Sinddhant	9
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	6 MONTH	Tenant	51

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Flat No 302 And Passage	Open To Sky	Flat No 316	Open To Sky
Boundary	Na			

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 8 UPPER

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	559	0	0
Super Built Up/Sellable Area	755	7000	5285000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5285000
% Recommended	100	Realizable Value:	5285000

Realizable Value In Words : Rupees Fifty-Two Lakh Eighty-Five Thousand

Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	28-Aug-2026
Violations observed (if any):			

Remarks: null | 1) this is resale case 2) subjected property is 2bhk residential flat on 3rd floor comprising of parking plus 8 upper floor residential building 3) carpet area s per deed on taht 35 percent loading consider for valuationn 4) draft of deed of assignment made between ms. rasika sanjay joshi and mr. akshay sadashiv padwal 5) previous sale deed made between m/s ennergia skyi ventures and ms. rasika sanjay joshi having reff no 2586/2017 dt 12/07/2017 6) commencement certificate issued by pmrda having reff no dp/bmu/m bhukum/gat no 229p and other /c no 129/16-17 dt 08/09/2016 7) na order no pmrda/na/sr/183/2016 dt 03/10/2016 8) as per site flat no and building board observed property verified by person meet at site and documents provided 9) 18.491582,73.724065 10) rera certificate no p52100000690 commencing from 20/07/2017 and ending with 28/02/2021 11) pmrda sanction plan no 129/16-17 dt 14/07/2017

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
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DEED OF ASSIGNMENT- AKSHAY PADWAL- 315, SKYI			
DOCSCANNER 18 AUG 2026 12-20 AM.PDF			
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File Name	Latitude	Longitude	Go To Map
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Entered By:	Propedge Valuations Priva	Entered On:	29-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	30-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.72408388888888

Latitude: 18.49161888888889

Image Taken 28-AUG-2026 14:03:12



Longitude: 73.72408388888888

Latitude: 18.49161888888889

Image Taken 28-AUG-2026 13:41:53



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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