



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-153160	Application No.:	77000347515
Customer Name:	Kishor Dhotre	Branch :	(10155) BARAMATI
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Kishor Dhotre	Mobile :	9860703695 7057469575

PROPERTY ADDRESS

Property Address:	Flat No 505, 5th Floor, Spring Village-2 First,Phase Plot No.1, Gat No.382/8/2, At Tandulwadi, , Tal.Baramati, Dist.Pune	Location:	Baramati
		City:	Baramati
		State:	Maharashtra
		Pin Code	413102
		Country	India
Legal Address:	Flat No 505, 5th Floor, Spring Village-2 First Phase Plot No.1, Gat No.382/8/2, At Tandulwadi, Tal.Baramati, Dist.Pune	Nearby Landmark:	Opposite To Hotel Sarkarwada
		Collateral ID:	I26BMT102-087427

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	6	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	40
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
First Floor				
Second Floor				
5th Floor	3	1	2	2 BHK
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	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	Marginal Space	Flat No 506	Marginal Space	Flat No 504
Actual on Site	Marginal Space	Flat No 506	Marginal Space	Flat No 504
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:	PROPOSED RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	535	0	0
Super Built Up/Sellable Area	723	3200	2313600
Parking	1	160000	160000
Other 2	1	0	0
% Completion	87	TOTAL	2473600
% Recommended	87	Realizable Value:	2474000
Realizable Value In Words : Rupees Twenty-Four Lakh Seventy-Four Thousand			

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	10-Sep-2026
Violations observed (if any):	Nill		
Remarks:	null 1) this captioned case is builder purchase 2) technical visit done by suraj and report made by vaishnavi 3) latitude 18.179946 longitude 74.578647 4) building plan is issued by bmc, baramati with dsc of rokade mahesh sahebrao dated on 07/02/2024 5)commencement certificate is issued by bmc, baramati with dsc of rokade mahesh sahebrao reff no capbc/b/2023/apl/02353 dated on 31/10/2023 6) sale deed between pansare infratech and mr.kishor arjun dhotre reff no 6290/2026, 20/08/2026 7) rera certificate no p52100055479, registration shall be valid for a period commencing from 02/04/2024 and ending with 31/12/2027 8) as per site observation construction status is rcc, b/w completed and external plastering completed 9) carpet area consider as per building plan and 35 percent loading is consider for bua 10) as per an agreement first phase given but in sanction plan building a given		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Propedge Valuations Pvt L	Entered On:	18-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	18-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	NON APF APPROVAL TO BE TAKEN BEFORE DISBURSEMENT		
Approver's Comment:	ok as recommended		



Longitude: 74.57864699999999
Latitude: 18.179946
Image Taken 10-SEP-2026 134658



Longitude: 74.57864699999999
Latitude: 18.179946
Image Taken 10-SEP-2026 13:46:56



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.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and prevailing market rates for similar properties and on the facts and confirmation provided by the client ("Client") or his professional advisor or any other party on behalf of the Client as on date of assessment, which the Client represents to be complete and accurate in all respects. Report contains no representations or warranties of any kind. The Client should exercise appropriate due diligence with respect to the property, including approval status, legal and tax diligence, prior to taking of any decision. Compliance with statutory requirements applicable for construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any role in construction and pricing of the project / Property.

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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client.This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.