



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-147673	Application No.:	77000345179
Customer Name:	Nasimoddin Matulal Bogdi	Branch :	(10651) KHARADI
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Nasimoddin Matulal Bogdi	Mobile :	9225613905 8888431024

PROPERTY ADDRESS

Property Address:	Residential Bungalow On S No 6, Hissa No 2/1/1, At,Kondhawa Tal Haveli And Dist Pune	Location:	Nibm Po		
		City:	Pune	Pin Code	411048
		State:	Maharashtra	Country	India
Legal Address:	Residential Bungalow On S No 6, Hissa No 2/1/1, At Kondhawa Tal Haveli And Dist Pune	Nearby Landmark:	Near Masjid Ajmera Park		
		Collateral ID:	I26PUN048-082567		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	30
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	4	2	2	1 BHK -2 UNITS
Second Floor	4	2	2	1 BHK -2 UNITS
Other1				
Other2				
Ground Floor	2	1	1	1 HALL AND 1 KITCHEN AND SHOP

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr Bogdi	7
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	7 YEARS	Self And Tenant	53

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	20 Ft Wide Road	S No Part	S No Part	S No Part
Actual on Site	Road	Adj Property	Proeprty Of Babu Shaikh	Property Of Prathmesh
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	1076	4300	4626800
Carpet Area	1242	0	0
Super Built Up/Sellable Area	1614	1700	2743800
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	7370600
% Recommended	100	Realizable Value:	7371000

Realizable Value In Words : Rupees Seventy-Three Lakh Seventy-One Thousand

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	27-Aug-2026
Violations observed (if any):	Niill		
Remarks:	null 1) this captioned case is lap 2) technical visit done by aniket and report made by vaishnavi 3) latitude 18.4633570 longitude 73.885391 4) 7/12 reff no 40874 dated on 20/05/2026 5) sale deed between nasimddin matulal bogadi and sadhu keraba dolare reff no 1736/2009, dt 26/03/2009 6) zone certificate no. 2266, dt. 22/04/2008, issued by pmc, as per zone certificate subject survey no. 6 comes under residential zone 7) pmc tax property id p/e/02/05114000 paid from 2016 to 2025 8) architecture plan is issued by engineer santosh moghe pmc lic no 1043 9) plot area and bua is consider as per 1.5 permissible fsi 10) property is self and multi tenant occupied 10) zone certificate date 21/08/2026 issued by pmc, as per zone certificate subject survey no. 6 comes under residential zone		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

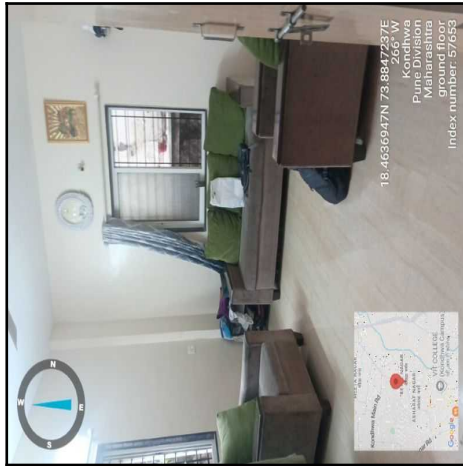
Entered By:	Propedge Valuations Pvt L	Entered On:	31-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	31-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended tenant noc to be documented		



Longitude: 73.88539100000001

Latitude: 18.463357

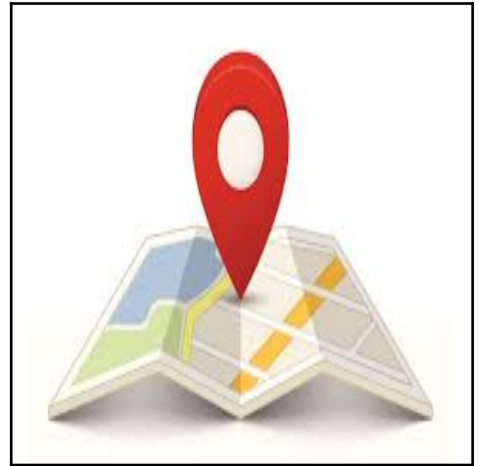
Image Taken 27-AUG-2026 15:38:59



Longitude: 73.88539100000001

Latitude: 18.463357

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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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