



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-160836	Application No.:	77000353382
Customer Name:	Prasadh Shivaji Waghare	Branch :	(10120) PUNE - WAKAD
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Prasadh Shivaji Waghare	Mobile :	9767577777 9623159622

PROPERTY ADDRESS

Property Address:	Flat No 1503, 15th Floor, Wing A, The Raya Phase 1,S No 210/211/7, At Wakad Tal Haveli And Dist Pune	Location:	Wakad Hinjewadi Tathawade Punawale
		City:	Pune Pin Code 411057
		State:	Maharashtra Country India
Legal Address:	Flat No 1503, 15th Floor, Wing A, The Raya Phase 1, S No 210/211/7, At Wakad Tal Haveli And Dist Pune	Nearby Landmark:	Near Defence Academy
		Collateral ID:	I26PUN057-088166

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	29	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
Ground Floor				
First Floor				
Second Floor				
15th Floor	5	1	3	3.5 BHK
Other2				

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	Lobby And Flat No 1502	Side Margin	Side Margin	Side Margin
Actual on Site	Lobby And Flat No 1502	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	1690	0	0
Super Built Up/Sellable Area	2282	11200	25558400
Parking	3	500000	1500000
Other 2	1	0	0
% Completion	45	TOTAL	27058400
% Recommended	45	Realizable Value:	27058000
Realizable Value In Words : Rupees Two Crore Seventy Lakh Fifty-Eight Thousand			

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	17-Sep-2026
Violations observed (if any):	Nill		
Remarks:	null 1) this captioned case is builder purchase 2) technical visit done by chetan and report made by vaishnavi 3) latitude 18.603282 longitude 73.764150 4) building plan is issued by pcmc reff no 46/2026, dt 27/03/2026 5) sale deed between m/s sunguard builders llp and prasadh waghere reff no 24638/2026, dt 28/08/2026 6) commencement certificate is issued by pcmc reff no 46/2026, dt 27/03/2026 7) rera certificate no pr1260002502741, ending date 31/12/2029 8) as per site observation construction status is 5th rcc slab completed and 6th slab wip 9) ca is consider as per sale deed and 35 percent loading is consider for bua 10) cat a developer		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

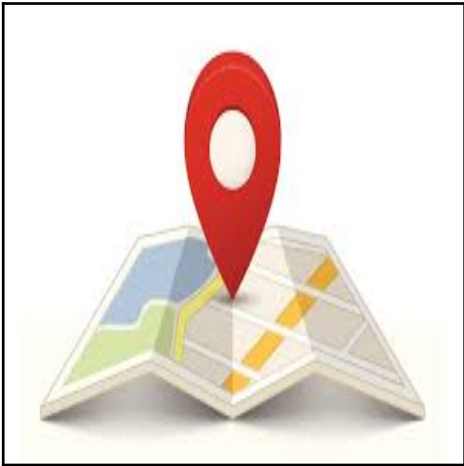
Entered By:	Propedge Valuations Pvt L	Entered On:	19-Sep-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Semi-Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	19-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 73.76415
Latitude: 18.603282
Image Taken 11-SEP-2026 12:28:09



Longitude: 73.76415
Latitude: 18.603282
Image Taken 11-SEP-2026 12:28:09



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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