ICICI Home Finance

Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152193	Application No.:	77000313073
Customer Name:	Bharti Tanaji Gaikwad	Branch :	(10120) PUNE - WAKAD
Product Name:	HI - Rhl - Purchase Of Land - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Bharti Tanaji Gaikwad	Mobile :	7719953541 9923917718

PROPERTY ADDRESS

Property Address:	Plot No 74 And 75 , Golden Palms Phase 1,,Gat No 610, 624,626,627,628,629,630,646,At Village Mugawade Tal Mulshi Dist Pune	Location:	Paud
		City:	Warnanagar Pin Code 412108
		State:	Maharashtra Country India
Legal Address:	Plot No 74 And 75 , Golden Palms Phase 1, Gat No 610, 624,626,627,628,629,630,646 At Village Mugawade Tal Mulshi Dist Pune	Nearby Landmark:	Golden Palms
		Collateral ID:	I26WAN108-082338

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Rural	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				
Second Floor				
Other1				
Other2				
Ground Floor	2			2 OPEN PLOT RESIDENTIAL USE

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	By Open Plot No 80 And 81	By Internal Road	By Open Plotr No 76	By Open Plotr No 73
Actual on Site	By Open Plot No 80 And 81	By Internal Road	By Open Plotr No 76	By Open Plotr No 73
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	2 OPEN PLOT

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2987	2800	8363600
Carpet Area	3485	0	0
Super Built Up/Sellable Area	4182	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	8363600
% Recommended	0	Realizable Value:	8364000

Realizable Value In Words : Rupees Eighty-Three Lakh Sixty-Four Thousand

Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	04-Sep-2026
Violations observed (if any):			

Remarks: null | 1) this plot purchase case 2) subjected property is 2 residential plot on ground floor 3) plot area and bua area consider as per sanction plan 4) for plot no 74 and 75 draft of agreement for sale made between m/s. suvarnbhumi realtors and mrs bharti tanaji gaikwad 5) commencement certificate issued by pmrda having reff no bmu/m mungawade/gat no 610 and other /c no 1632/23-24/2073 dt 14/06/2024 6) rera certificate no p52100077477 commencing from 16/08/2024 and ending with 31/12/2029 7) sanction layout plan issued by pmrda having reff no bmu/c no.1632/23-24/m mugawade/gat no 610 and other dt 14/06/2024 8) plot no is observed on site , plot is demarcated by small compound wall , approching road is ft wide concrete road 9) property verifird by person meet at site and documents provided 10) 18.545510,73.624908

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
TIMEPHOTO_20260818_120539.JPG	NULL	NULL	
TIMEPHOTO_20260818_120600.JPG	NULL	NULL	
GOLDEN PALMS RERA CERT.PDF			
SANCTION PLAN-02.PDF			
PLOT NO 74 BHARTI GAIKWAD.DOCX			
PLOT NO 75 BHARTI GAIKWAD.DOCX			
IMG-20260818-WA0000.JPG	NULL	NULL	
IMG-20260818-WA0001.JPG	NULL	NULL	
TIMEPHOTO_20260818_120441.JPG	NULL	NULL	
TIMEPHOTO_20260818_120448.JPG	NULL	NULL	
TIMEPHOTO_20260818_121800.JPG			
TIMEPHOTO_20260818_120555.JPG	NULL	NULL	
TIMEPHOTO_20260818_120610.JPG	NULL	NULL	

File Name	Latitude	Longitude	Go To Map
TIMEPHOTO_20260818_120935.JPG	NULL	NULL	
GOLDEN PALMS COMMENCEMENT CERT JUN 24.PDF			

Entered By:	Propedge Valuations Priva	Entered On:	04-Sep-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			

Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	04-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			

Approver's Comment:	approved as recommended

Longitude:	73.62488083333332
Latitude:	18.547375833333334
Image Taken	

Longitude:	73.62488083333332
Latitude:	18.547375833333334
Image Taken	18-AUG-2026 12:05:16

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.

DISCAIMER: 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.