



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-151766	Application No.:	77000343629
Customer Name:	Parvez Elahi Shaikh	Branch :	(10811) PUNE - VISHRANTWADI
Product Name:	HI - RHI - Home Purchase - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Parvez Elahi Shaikh	Mobile :	9881278697 9021586027

PROPERTY ADDRESS

Property Address:	Residential Bungalow On Private Plot No 39, S No , 65, Hissa No 6a/6b/1b/2b, At Hadpasar ,Tal Haveli And Dist Pune	Location:	Hadapsar		
		City:	Pune	Pin Code	411028
		State:	Maharashtra	Country	India
Legal Address:	Residential Bungalow On Private Plot No 39, S No 65, Hissa No 6a/6b/1b/2b, At Hadpasar Tal Haveli And Dist Pune	Nearby Landmark:	Near Wels School And Junior Collage		
		Collateral ID:	I26PUN028-085148		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	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:	15
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	2	1	1	1 BHK
First Floor	2	1	1	1 BHK
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Parvej Shaikh	13
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	5 YEARS	Self Occupied	47

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Property Of Khan And Sayyad	Property Of Gorge	Internal Road	Proeprty Of Pujari
Actual on Site	House No L-13	House Of Shinde	Road	Adj Property
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

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1000	5200	5200000
Carpet Area	1064	0	0
Super Built Up/Sellable Area	1277	1800	2298600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	7498600
% Recommended	100	Realizable Value:	7499000
Realizable Value In Words : Rupees Seventy-Four Lakh Ninety-Nine Thousand			

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	09-Sep-2026
Violations observed (if any):	Nill		
Remarks:	null 1) this captioned case is home purchase resale 2) technical visit done by suraj and report made by vaishnavi 3) latitude 18.470210 longitude 73.934378 4) sale deed between parvez ilahi shaikh, parveen parvez shaikh and padmnabhan rajan reff no 1267/2021, dt 31/03/2021 5) commencement certificate is issued by pmc ref no 2951, dt 20/12/2006 6) gunthewari plan reff no 0007839, dt 20/12/2006 7) property is identified through provide details and person met on site 8) regularization certificate is issued by pmc, reff no 2951, dt 20/12/2006 9) plot area and bua is consider as per plan		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

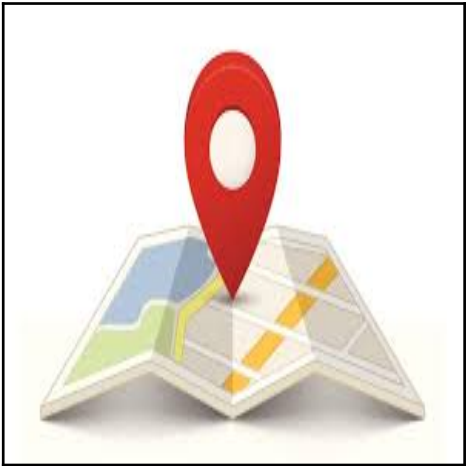
Entered By:	Propedge Valuations Pvt L	Entered On:	11-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	11-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.93437800000001
Latitude: 18.470209999999998
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Longitude: 73.93437800000001
Latitude: 18.470209999999998
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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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