



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-151419	Application No.:	77000349045
Customer Name:	Uddhav Deolal Oimbe	Branch :	(10048) AKOLA
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Uddhav Deolal Oimbe	Mobile :	9766320109 8007087351

PROPERTY ADDRESS

Property Address:	Flat No 1108, 11th Floor, Building No A1, ,Swapnpurti , S No 16, Hissa ,No 3, S No 17, At Autade Handewadi Tal ,Haveli And Dist Pune	Location:	Chinchwadagaon
		City:	Pune Pin Code 411033
		State:	Maharashtra Country India
Legal Address:	Flat No 1108, 11th Floor, Building No A1, Swapnpurti S No 16, Hissa No 3, S No 17, At Autade Handewadi Tal Haveli And Dist Pune	Nearby Landmark:	Opposite To Detailing Mafia
		Collateral ID:	I26PUN033-086139

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	11	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	40
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
Second Floor				
11th Floor	2	1	1	1 BHK
Other2				
Ground Floor				
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	11
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	49

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Lobby And Staircase	Duct And Flat No 1101	Open To Sky	Lobby
Boundary	Na			

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	478	0	0
Super Built Up/Sellable Area	645	5500	3547500
Parking	1	300000	300000
Other 2	1	0	0
% Completion	100	TOTAL	3847500
% Recommended	100	Realizable Value:	3848000

Realizable Value In Words : Rupees Thirty-Eight Lakh Forty-Eight Thousand

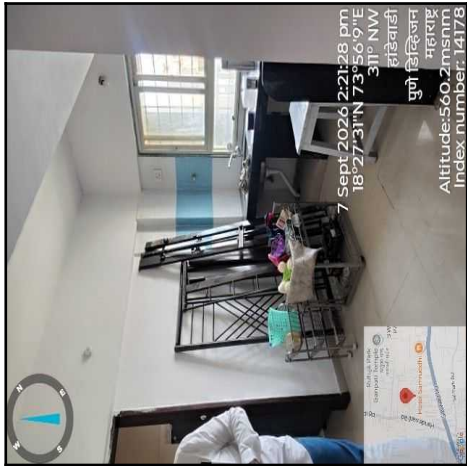
Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	07-Sep-2026
Violations observed (if any):			
Remarks:	null 1) this captioned case is resale 2) technical visit done by suraj and report made by vaishnavi 3) latitude 18.457361 longitude 73.935405 4) na order no 653/2011, dt 17/10/2017 is issued by sdo pune for residential purpose 5) building plan issued by pmrda having reff no 1917 dt 16/08/16 6) commencement and occupancy certificate is not provided 7) notarised sale deed between uddhav devlal oimbe and sagar nandkishor jagtap dated on 01/09/2026 8) sale deed between m/s prime properties sagar nandkishor jagtap, radha nandkishor jagtap reff no 8056/2014, 9) carpet area consider as per sale deed and 35 percent loading is consider for bua 10) society name board flat no is observed on site 11) property is identified through provide details and person met on site 12) on provided sale deed four boundaries are not mentioned		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Propedge Valuations Priva	Entered On:	15-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	15-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.935405
Latitude: 18.457361
Image Taken 07-SEP-2026 14:43:50



Longitude: 73.935405
Latitude: 18.457361
Image Taken 07-SEP-2026 14:21:28



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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