



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-166169	Application No.:	77000352567
Customer Name:	Ayesha Hussain Pathan	Branch :	(10811) PUNE - VISHRANTWADI
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Ayesha Hussain Pathan	Mobile :	8080660776 9657690253

PROPERTY ADDRESS

Property Address:	Flat No 101, 1st Floor, Building No A,Goodwill Metropolis East Phase 2 ,, S No 283/3a/1a,283/3 Plus 4/1, 283/2 Lohegaon,Tal Haveli Dist Pune	Location:	Lohgaon		
		City:	Pune	Pin Code	411047
		State:	Maharashtra	Country	India
Legal Address:	Flat No 101, 1st Floor, Building No A, Goodwill Metropolis East Phase 2 , S No 283/3a/1a,283/3 Plus 4/1, 283/2 Lohegaon Tal Haveli Dist Pune	Nearby Landmark:	Near Zudio Mall And Orchid Hospital		
		Collateral ID:	I26PUN047-090965		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	12	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature 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	4	1	3	3 BHK RESIDENTIAL FLAT
null				
Second Floor				
Other1				
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	Entrance Lift Looby	Open To Sky	Open To Sky	Duct And Flat No 102
Actual on Site	Entrance Lift Looby	Open To Sky	Open To Sky	Duct And Flat No 102
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 45 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:	BASEMENT PLUS

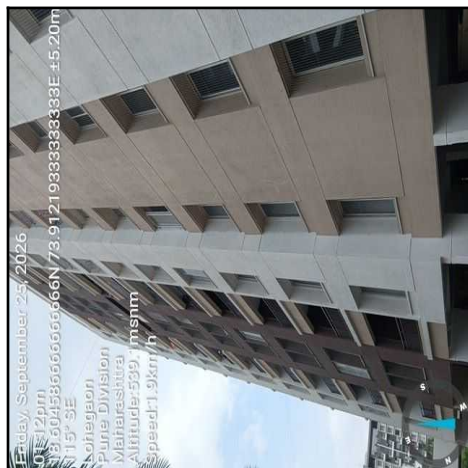
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	859	0	0
Super Built Up/Sellable Area	1160	7000	8120000
Other 1	1	0	0
Other 2	1	0	0
% Completion	95	TOTAL	8120000
% Recommended	95	Realizable Value:	8120000
Realizable Value In Words : Rupees Eighty-One Lakh Twenty Thousand			

Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	25-Sep-2026
Violations observed (if any):			
Remarks:	null 1) this is builder purchase case 2) subjected property is 3bhk residential flat on 1st floor comprising of basement plus ground plus 12 upper floor residential building 3) area as per sanction plan consider for valaution 4) booking form in the name of ayesha hussain pathan, mumtaj yusuf shaikh dt 14/09/2026 by krushna buildcon 5) sanction plan issued by pmc having reff no cc/4098/25 dt 28/01/2026 6) rera certificate no p52100051011 commencing from 19/05/2023 and ending with 31/12/2026 7) as per site project is underconstruction , finishing wip 8) this is non apf builder purchase case so take necessary approval at your end to fund this non apf case 9) confirmation for cheque favoring and original document verification should be taken from technical team prior to disbursement 10) 18.603808,73.911952 11) building board observed on site		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
1000783731.JPG	NULL	NULL	
PLAN.PDF	NULL	NULL	
1000783683.JPG			
1000783695.JPG	NULL	NULL	
1000783691.JPG			
1000783692.JPG	NULL	NULL	
1000783694.JPG	NULL	NULL	
1000783715.JPG	NULL	NULL	
RERA.PDF			
SCAN A 101 BOOKING FORM.PDF			
1000783689.JPG	NULL	NULL	
1000783690.JPG	NULL	NULL	

File Name	Latitude	Longitude	Go To Map
1000783732.JPG			

Entered By:	Propedged Valuations Priva	Entered On:	25-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	25-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.91264972222223
Latitude: 18.603880833333335
Image Taken 25-SEP-2026 13:12:30



Longitude: 73.91264972222223
Latitude: 18.603880833333335
Image Taken 25-SEP-2026 12:46:54



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.

DISCLAIMER: 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.

