



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-153147	Application No.:	77000351647
Customer Name:	Prakash Mahadev Raut	Branch :	(10120) PUNE - WAKAD
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Prakash Mahadev Raut	Mobile :	9604978583 8484959528

PROPERTY ADDRESS

Property Address:	Flat No. 503, 5th Floor, Building A, Utsav ,Residency, New Gat No. 1127 (Old Gat No 1633) ,Near Utsav Residency Road Near Venkatesh Hospital ,Wagholi (Awhalwadi), Tal Haveli, Dist Pune	Location:	Vagholi		
		City:	Pune	Pin Code	412207
		State:	Maharashtra	Country	India
Legal Address:	Flat No. 503, 5th Floor, Building A, Utsav Residency, New Gat No. 1127 (Old Gat No. 1633) Situated At Village Wagholi (Awhalwadi), Tal Haveli, Dist Pune	Nearby Landmark:	Near Venkatesh Multi Speciality Hospital		
		Collateral ID:	I26PUN207-087232		

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:	Development Authoriy
Natute 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
Second Floor				
5th 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	Occupied	Mr Rakshit	8
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	8 MONTH	Tenant Occupied	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open Space	Duct Lobby And Passage	Flat No 502	Entrance
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	1

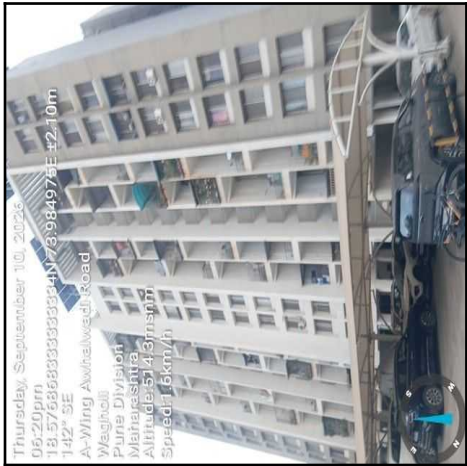
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	RESIDENTIAL BUILDING

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	481	0	0
Super Built Up/Sellable Area	650	6000	3900000
Parking	1	400000	400000
Other 2	1	0	0
% Completion	100	TOTAL	4300000
% Recommended	100	Realizable Value:	4300000
Realizable Value In Words : Rupees Forty-Three Lakh			

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	10-Sep-2026
Violations observed (if any):	Nill		
Remarks:	null 1) this captioned case is resale 2) technical visit done by sandeep adn report made by vaishnavi 3) latitude 18.576868 longitude 73.984975 4) occupancy certificate is issued by pmrda pune reff no 1711/15-16, dt 27/04/2018 5) draft deed of assignment between mr. prashant rohidas navale, mr. swapnil rohidas navale and mr. prakash mahadev raut, mrs. meera prakash raut 6) sale deed between m/s royal developers and mr. prashant rohidas navale, mr. swapnil rohidas navale reff no 4493/2018, dt 19/07/2018 7) na order no 100/2016, dt 02/06/2016 is issued by sdo pune for residential purpose 8) rera certificate no p52100006886 9) building plan is not provided 10) carpet area consider as per index ii and 35 percent loading is consider for bua 11) society name board, flat no and parking no observed on site		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Propedge Valuations Pvt L	Entered On:	17-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	17-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.984975
Latitude: 18.576868
Image Taken 10-SEP-2026 18:20:39



Longitude: 73.984975
Latitude: 18.576868
Image Taken 10-SEP-2026 18:04:37



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.