



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-144032	Application No.:	77000311831
Customer Name:	Manas Mahesh Bhosale	Branch :	(10030) PUNE-MAIN
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Manas Mahesh Bhosale	Mobile :	7263924735 9579821522

PROPERTY ADDRESS

Property Address:	Flat No 301 3rd Floor B Building Fortune Shruti,S No 4, Hissa No 1/8/2, At Yewalewadi,Tal Haveli And Dist Pune	Location:	Nibm Po
		City:	Pune Pin Code 411048
		State:	Maharashtra Country India
Legal Address:	Flat No 301, 3rd Floor, Building B, Fortune Shruti, S No 4, Hissa No 1/8/2, At Yewalewadi Tal Haveli And Dist Pune	Nearby Landmark:	Near Kedareshwar Temple
		Collateral ID:	I26PUN048-081883

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	9	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	20
Green Housing:	No	Distance from City Center Km:	8
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other2				
Ground Floor				
First Floor				
Second Floor				
3rd Floor	2	1	1	1 BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	10
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Entrance And Staircase	Open To Sky	Open To Sky	Duct Then Flat No.308
Boundary	Na			

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

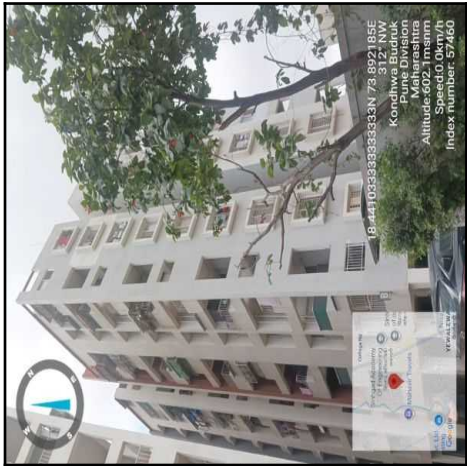
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	RESIDENTIAL BUILDING

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	434	0	0
Super Built Up/Sellable Area	586	5700	3340200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3340200
% Recommended	100	Realizable Value:	3340000
Realizable Value In Words : Rupees Thirty-Three Lakh Forty Thousand			

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	26-Aug-2026
Violations observed (if any):	1) Ownership Document Is Not Provided		
Remarks:	null 1) this captioned case is resale purchase 2) technical visit done by aniket and report made by vaishnavi 3) latitude 18.44103 longitude 73.892031 4) completion certificate issued from architecture engineer lic no ca/2008/43532 dt 16/12/2016 5) building plan is issued by pmc pune 0188/16, dt 30/06/2016 6) commencement certificate is issued by pmc pune 0788/16, dt 30/06/2016 7) index ii between m/s fortune associates and pravin gopal bhutakar, kalyani pravin bhutkar 4521/2016, dt 11/04/2016 8) carpet area consider as per index ii and 35 percent loading is consider for bua 9) building name, society name board and flat no is observed on site		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
1001045821.JPG	19.06328727777778	72.89527144444445	
1001045792.JPG	NULL	NULL	
1001045796.JPG	NULL	NULL	
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1001045813.JPG			

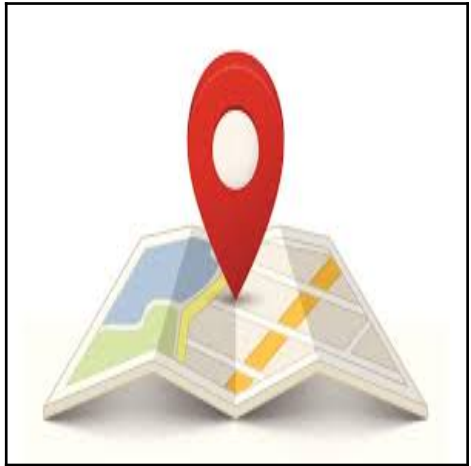
Entered By:	Propedge Valuations Pvt L	Entered On:	30-Aug-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	30-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.892031
Latitude: 18.44103
Image Taken 26-AUG-2026 12:57:52



Longitude: 73.892031
Latitude: 18.44103
Image Taken 26-AUG-2026 12:43:21



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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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.

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