



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-137073	Application No.:	77000335603
Customer Name:	Kundan Bhaskar Bhat	Branch :	(10120) PUNE - WAKAD
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Kundan Bhaskar Bhat	Mobile :	9923433447 8007021875

PROPERTY ADDRESS

Property Address:	Flat No 105, 1st Floor, Building B, Shree Sai ,Hills, Gat No 79, At Kesnand Tal Haveli And Dist ,Pune	Location:	Vagholi		
		City:	Pune	Pin Code	412207
		State:	Maharashtra	Country	India
Legal Address:	Flat No 105, 1st Floor, Building B, Shree Sai Hills, Gat No 79, At Kesnand Tal Haveli And Dist Pune	Nearby Landmark:	Near Nivaan Medoz Phase 3		
		Collateral ID:	I26PUN207-083045		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Development Authoriy
Natute of Location:	Urban	Distance Travelled From Operating	19
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
First Floor	3	1	2	2 BHK
Ground Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Kundan Bhat	10
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	10 YEARS	Self Occupied	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Entrance	Open Space	Flat No 106	Open Space
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	607	0	0
Super Built Up/Sellable Area	790	4850	3831500
Parking	1	300000	300000
Other 2	1	0	0
% Completion	100	TOTAL	4131500
% Recommended	100	Realizable Value:	4132000

Realizable Value In Words : Rupees Forty-One Lakh Thirty-Two Thousand

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	12-Aug-2026
Violations observed (if any):	Nill		
Remarks:	null 1) this captioned case is bt plus top up 2) technical visit done by sandeep and report made by vaishnavi 3) latitude 18.579746, longitude 74.016834 4) article of agreement between shree sai hills and kundan bhaskar bhat reff no 2396/2016, dt 11/03/2016 5) na order no 1148/014, dt 12/02/2015 is issued by sdo pune for residential purpose 6) occupancy certificate is issued by pmrda reff no 347/2022-23, dt 20/09/2023 7) bua is consider as per sale deed 8) society name board is observed on site		

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
1000712630.JPG	NULL	NULL	
1000712629.JPG	NULL	NULL	
1000712634.JPG	NULL	NULL	
1000712633.JPG	NULL	NULL	
1000712635.JPG	NULL	NULL	
1000712636.JPG	NULL	NULL	
1000712631.JPG	NULL	NULL	
1000712637.JPG	NULL	NULL	
1000712655.JPG	NULL	NULL	

Entered By:	Propedge Valuations Pvt L	Entered On:	02-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	03-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 74.016834
Latitude: 18.579746
Image Taken 12-AUG-2026 17:32:19



Longitude: 74.016834
Latitude: 18.579746
Image Taken 12-AUG-2026 17:34:28



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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