



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152326	Application No.:	77000341093
Customer Name:	Manas Ranjan Dalai	Branch :	(10030) PUNE-MAIN
Product Name:	Apna Ghar - Home Loan - Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Manas Ranjan Dalai	Mobile :	9766124732 9960219487

PROPERTY ADDRESS

Property Address:	Flat No 406, 4th Floor, Vaishnavi Hights Co.-Operative Housing Society Limited, Survey No. 5 Hissa No. 2/4/1/8, Village Undri, Tal Haveli And Dist Pune	Location:	Mohamadwadi		
		City:	Pune	Pin Code	411060
		State:	Maharashtra	Country	India
Legal Address:	Flat No 406, 4th Floor, Vaishnavi Hights Co-Operative Housing Society Limited, Survey No. 5 Hissa No. 2/4/1/8, Village Undri, Tal Haveli And Dist Pune	Nearby Landmark:	Near New Sunrise Cafe		
		Collateral ID:	I26PUN060-091322		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	6	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature 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
4th Floor	2	1	1	1 BHK
Other2				
Ground Floor				
First Floor				
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	17
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	43

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No. 401.	Undri-Pisoli Road.	Kargil Heights.	Flat No. 405.
Actual on Site	Entry Passage / Staircase/ Lift	Open To Sky	Open To Sky	Flat No 405
Boundary	Yes			

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

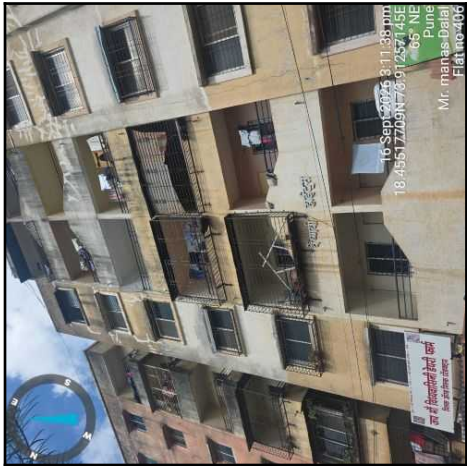
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	RESIDENTIAL BUILDING

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	460	0	0
Super Built Up/Sellable Area	621	5000	3105000
Parking	1	300000	300000
Other 2	1	0	0
% Completion	100	TOTAL	3405000
% Recommended	100	Realizable Value:	3405000
Realizable Value In Words : Rupees Thirty-Four Lakh Five Thousand			

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	16-Sep-2026
Violations observed (if any):	Niill		
Remarks:	null 1) this captioned case is home purchase case 2) technical visit done by sagar and report amd eby vaishanvi 3) latitude 18.455389, longitude 73.912842 4) possession letter and parking letter is issued by sai construction date don 20/12/2014 5) draft deed between mrs. swati devkumar kakade and mr. manas rajan kesab chandra dalai 6) sale deed between sai construction and swati devkumar kakade reff no 10652/2014, dt 21/10/2014 7) na order no 764/2010, dt 07/02/2011 is issued by sdo pune for residential purpose 8) commencement certificate is issued by grampanchayat undri dated on 25/07/2008 9) pmc tax paid year 2019 to 2025 property id p/n/8403553000 10) society name board and flat no is observed on site 11) bua is consider as per draft deed 12) commencement certificate is issued by grampanchayat undri subjected flat is located on 4th floor		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

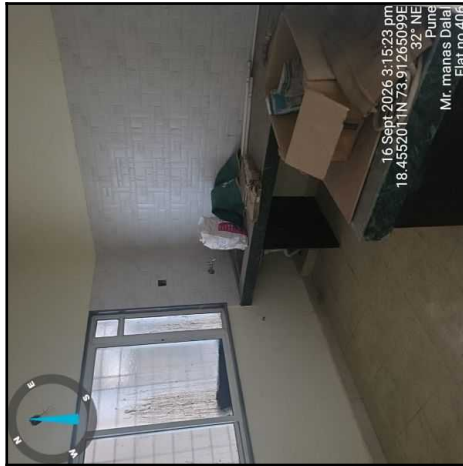
Entered By:	Propedge Valuations Pvt L	Entered On:	26-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	26-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended under ag		



Longitude: 73.91284200000001

Latitude: 18.455389

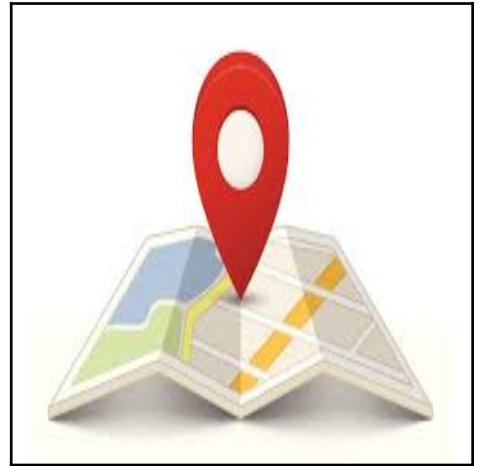
Image Taken 16-SEP-2026 15:11:38



Longitude: 73.91284200000001

Latitude: 18.455389

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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.

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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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