



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-148144	Application No.:	77000343474
Customer Name:	Deepak Chandre	Branch :	(10030) PUNE-MAIN
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Deepak Chandre	Mobile :	9552079806 9881218157

PROPERTY ADDRESS

Property Address:	Flat No 301, 3rd Floor, Shree Sadguru Krupa Sadan,Near Brand Mart Private Plot No 13, Sno 85/4a/2 ,Mauje Lohgaon Tal Haveli Dist Pune	Location:	Lohgaon
		City:	Pune
		Pin Code	411047
		State:	Maharashtra
		Country	India
Legal Address:	Flat No 301, 3rd Floor, Shree Sadguru Krupa Sadan Private Plot No 13, Sno 85/4a/2 Mauje Lohgaon Tal Haveli Dist Pune	Nearby Landmark:	Near Brand Mart Mall
		Collateral ID:	I26PUN047-084752

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Rural	Distance Travelled From Operating	25
Green Housing:	No	Distance from City Center Km:	13
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
3rd Floor	2	1	1	1 BHK RESIDENTIAL USE
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Deepak Chandre	10
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	9 YEARS	Self	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Flat No 302	Open Space	Open Space	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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	PARKING PLUS 4 UPPER

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	403	0	0
Super Built Up/Sellable Area	525	4800	2520000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2520000
% Recommended	100	Realizable Value:	2520000

Realizable Value In Words : Rupees Twenty-Five Lakh Twenty Thousand

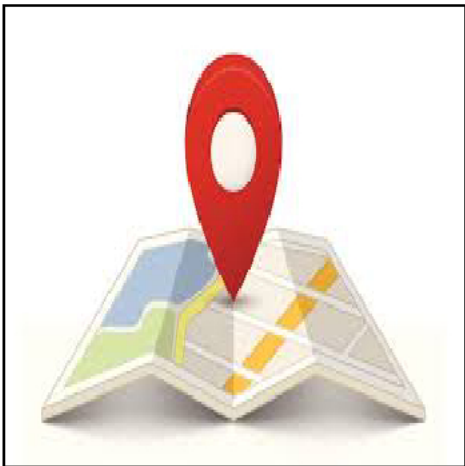
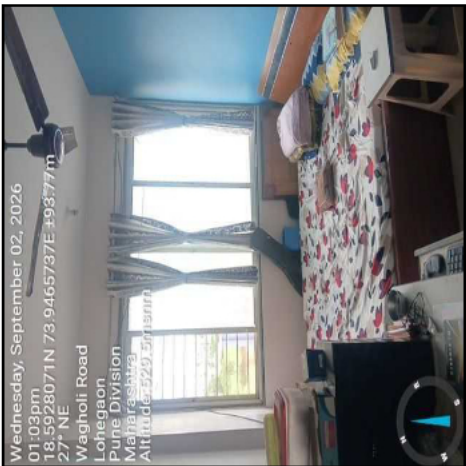
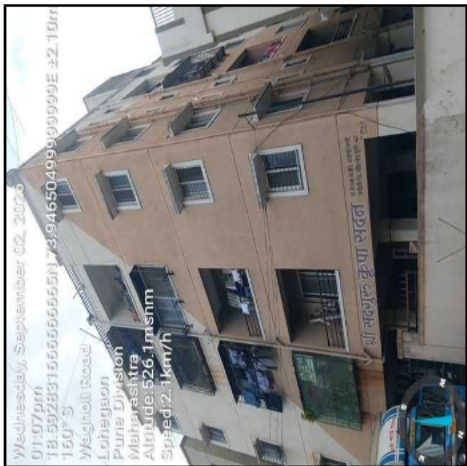
Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	02-Sep-2026
Violations observed (if any):			

Remarks:	null 1) this is bt top up case 2) subjectd property is 1 bhk residential flat on 3rd floor comprising of parking plus 4 upper floor residential building 3) area as per sale deed consider for valaution 4) sale deed made between mr tukaram kakade and deepak chendre having reff no 10180/2016 dt 02/11/2016 5) building plan and commencement certifiacte issued by grampanchayt lohgaon dt 13/06/2010 6) tax paid from 2018 to 2026 to pmc having property id p/i/79/00519000 7) flat no and building name observed on site 8) property verified by person meet at site and documents provided 9) as per site carpert area is 447 sq ft 10)18.592822,73.946499
----------	---

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-02 AT 1.53.17 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-02 AT 1.53.17 PM.JPEG	23.3710172	85.30314369999999	
1000744374.JPG	23.3710043	85.3031395	
1000744375.JPG	NULL	NULL	
1000744385.JPG			
1000744388.JPG	NULL	NULL	
1000744390.JPG			
1000744376.JPG	NULL	NULL	
1000744377.JPG			
1000744378.JPG			

Entered By:	Propedge Valuations Priva	Entered On:	10-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	10-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved. self occupied unit. value is in line with market		



Longitude: 73.94650888888889
Latitude: 18.592869999999998
Image Taken 02-SEP-2026 13:07:39

Longitude: 73.94650888888889
Latitude: 18.592869999999998
Image Taken 02-SEP-2026 13:03:31

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.

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.