



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-129383	Application No.:	77000326070
Customer Name:	Sachin Balbhim Umshette	Branch :	(10811) PUNE - VISHRANTWADI
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sachin Balbhim Umshette	Mobile :	9850077929 7219254738

PROPERTY ADDRESS

Property Address:	Property At S No 32 Hissa No 3c/2/2 ,New Sno 32 Hissa No 3c/3,Mauje Mundhwa Tal Haveli Dist Pune	Location:	Mundwa A V (Pune)		
		City:	Pune	Pin Code	411036
		State:	Maharashtra	Country	India
Legal Address:	Property At S No 32 Hissa No 3c/2/2 New Sno 32 Hissa No 3c/3 Mauje Mundhwa Tal Haveli Dist Pune	Nearby Landmark:	Datta Colony		
		Collateral ID:	I26PUN036-085245		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	0	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
Ground Floor	2	1	1	1 RK AND SHOP
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenant	12
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	5 YEARS	Tenant	48

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	20 Ft Internal Road	20 Ft Internal Road	Property Of Bhusare	20 Ft Internal Road
Actual on Site	Road	Road	Property Of Bhusare	Road
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	BUNGLOW ON GROUND

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1209	4000	4836000
Carpet Area	581	0	0
Super Built Up/Sellable Area	697	1800	1254600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6090600
% Recommended	100	Realizable Value:	6091000
Realizable Value In Words : Rupees Sixty Lakh Ninety-One Thousand			

Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	22-Aug-2026
Violations observed (if any):			
Remarks:	null 1) this is bt top up case 2) subjected property is bungalow on ground floor - mixed usage 3) plot area and bua consider as per transfer deed 3) transfer deed made between anuradha pawar and sachin balbhim umshette having reff no hvl3-4367-2020 dt 29/07/2020 4) 7/12 of s no 32 hissa no 3c/2/2 dt 08/07/2020 5) property tax receipt with property id p/j/80/05840000 to pmc 6) zone certificate issue by pmc having reff no 3348 dt 12/10/2016 7) grampanchayt issued commencement certificate 8)shop is locked , 1 rk is tenanted , property verified by person meet at site 9) 18.528830,73.949460		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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Entered By:	Propedge Valuations Priva	Entered On:	11-Sep-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:	Recommneded For Approval		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	11-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved. value is in line with market		



Longitude: 73.94953583333334

Latitude: 18.52880888888889

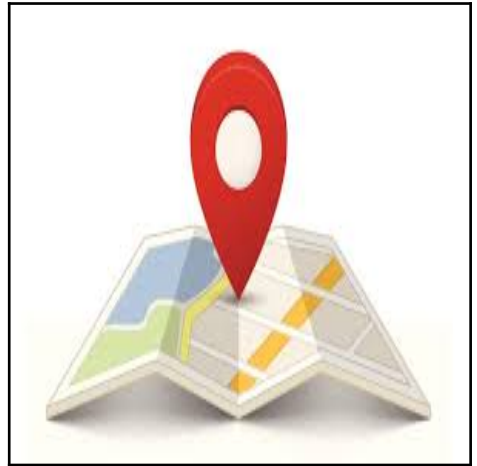
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Longitude: 73.94953583333334

Latitude: 18.52880888888889

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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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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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