



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-155934	Application No.:	77000350795
Customer Name:	Mangesh Pramodrao Kankirad	Branch :	(10812) PUNE BANER
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Mangesh Pramodrao Kankirad	Mobile :	8407998411 9518751112

PROPERTY ADDRESS

Property Address:	Flat No 1107, 11th Floor, Wing C, Urbangram ,Pirangut I, Gat No 1210,1211,1212,1213, Old Gat No,279,280,308,307 At Pirangut Tal ,Mulshi And Dsit Pune	Location:	Pirangut
		City:	Pune Pin Code 412115
		State:	Maharashtra Country India
Legal Address:	Flat No 1107, 11th Floor, Wing C, Urbangram Pirangut I, Gat No 1210,1211,1212,1213, Old Gat No 279,280,308,307 At Pirangut Tal Mulshi And Dsit Pune	Nearby Landmark:	Near Ghotavde Pahata
		Collateral ID:	I26PUN115-088803

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	12	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Development Authoriy
Natute of Location:	Urban	Distance Travelled From Operating	50
Green Housing:	No	Distance from City Center Km:	25
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor				
11th Floor	2	1	1	1 BHK
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	9
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	51

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Entrance	Duct And Flat No 1106	Open To Sky	Common Passage
Boundary	Na			

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

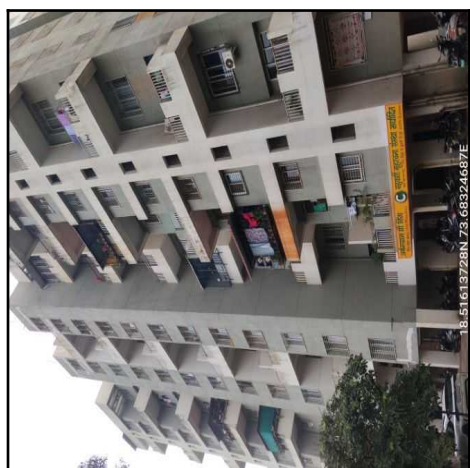
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	RESIDENTIAL BUILDING

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	421	0	0
Super Built Up/Sellable Area	590	5000	2950000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2950000
% Recommended	100	Realizable Value:	2950000
Realizable Value In Words : Rupees Twenty-Nine Lakh Fifty Thousand			

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	20-Sep-2026
Violations observed (if any):	Niill		
Remarks:	null 1) this captioned case is resale purchase 2) technical visit done by satish and report made by vaishnavi 3) latitude 18.516409 longitude 73.683308 4) draft deed between mr. umesh vasantrao pargaonkar, mrs. sumedha umesh pargaonkar and mr. mangesh pramodrao kankirad, mrs. tejaswini mangesh kankirad 5) building plan is issued by adtp pune reff no4816, dt 09/08/2014 6) index ii between s square reality and mr. umesh vasantrao pargaonkar, mrs. sumedha umesh pargaonkar reff no 3196/2013, dt 16/04/2013 7) carpet area and saleable area consider as per index ii 8) society name board and flat no is observed on site 9) occupancy certificate and commencement certificate is not provided 10) possession letter is issued by anandgram in the name of umesh vasantrao pargaonkar dated on 19/08/2015 11) pmc tax paid year 2026-27		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

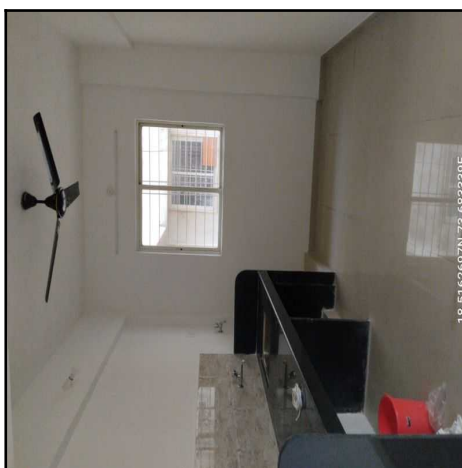
Entered By:	Propedge Valuations Pvt L	Entered On:	21-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	21-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.68330800000001

Latitude: 18.516409

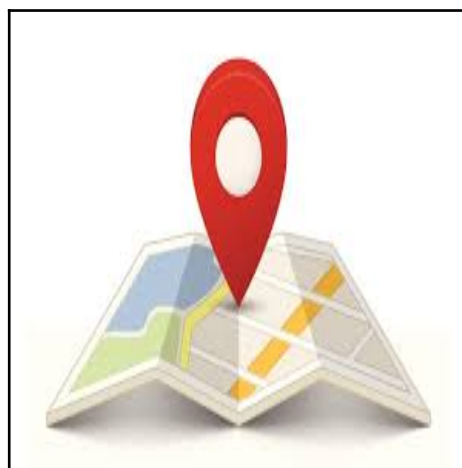
Image Taken 20-SEP-2026 15:51:38



Longitude: 73.68330800000001

Latitude: 18.516409

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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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