


Asset Valuation
INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-164242	Application No.:	77000352431
Customer Name:	Chintaman Balwant Bargal	Branch :	(10147) AHMEDNAGAR
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Chintaman Balwant Bargal	Mobile :	9325710874 7378403566

PROPERTY ADDRESS

Property Address:	Flat No 12, 2nd Floor, Orchid Residency, Plot No ,29, S No 227/1/29, Near Shanshwar Super Market, Saidham Road, Annapurna Nagar At Kopargaon Tal,Kopargaon And Dist Ahilyanagar (Ahmednagar)	Location:	Kopargaon	Pin Code 423601
Legal Address:	Flat No 12, 2nd Floor, Orchid Residency, Plot No 29, S No 227/1/29, Near Shanshwar Super Market, Saidham Road, Annapurna Nagar At Kopargaon Tal Kopargaon And Dist Ahilyanagar (Ahmednagar)	City:	Ahmednagar	Country India
		State:	Maharashtra	
		Nearby Landmark:	Near Shanshwar Super Market, Saidham	
		Collateral ID:	I26ADR601-090061	

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	70
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	10

Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	18mt Wide Road	Staircase And Flat No 9	Flat No 11	9mt Wide Road
Actual on Site	Open To Sky	Staircase And Flat No 9	Passage And Entrance And	Open To Sky
Boundary	Yes			

NDMA Details

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

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	550	0	0
Super Built Up/Sellable Area	743	3200	2377600
Parking	1	300000	300000
Other 2	1	0	0
% Completion	100	TOTAL	2677600
% Recommended	100	Realizable Value:	2678000

Realizable Value In Words : Rupees Twenty-Six Lakh Seventy-Eight Thousand

Visited By: Propedge Valuations Pvt Ltd_Solapur_Hfc

Visited on: 23-Sep-2026

Violations observed (if any): Nil

Remarks: null | 1) subject property is 2bhk residential flat 2) technical visit done by rushikesh and report made by vaishanvi 3) latitude 19.896201 longitude 74.487165 4) sale deed between sai nirmiti developers mr rajendra vasantrao dandapur and sadashiv sopanrao valte reff no 1714/2017, dt 30/06/2017 5) na order no 154/2000, dt 16/05/2001 is issued by sdo ahmednagar for residential purpose 6) commencement certificate is issued by kopargaon municipal council reff no bpa/00011/2015-16, dt 21/04/2015 7) occupancy certificate is issued by kopargaon municipal council reff no 877/2446, dt 17/12/2016 8) draft deed between rupali chintaman bargal , chintaman balwant bargal and sadashiv sopanrao valate 9) building plan is issued by is issued by kopargaon municipal council reff no 1052, dt 23/03/2015 10) flat no is observed on site 11) on provided building plan flat no is not observed 12) ca is consider as per sale deed and 35 percent loading is consider for bua

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
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Entered By: Propedge Valuations Pvt L

Recommended by:

Recommender's
Comment:

Entered On: 23-Sep-2026

Completion Status: Constructed

Approver Name: Ganesh Pawar

Designation: Technical Manager

Approver
Recommendation : RECOMMENDED

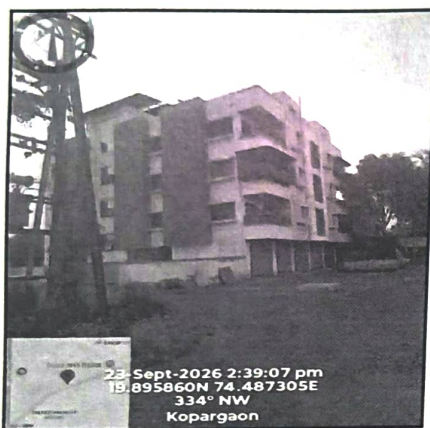
Conditional
Remark:

Approver ID: HE008008

Approved On : 23-Sep-2026

Approver's
Comment:

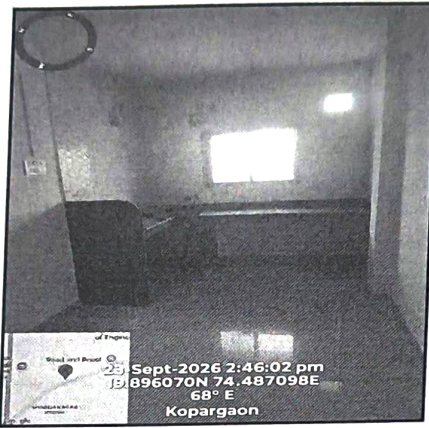
ok to proceed. the building plan, commencement, and occupancy certificate issued by municipal council, kopargaon. this is resale purchase case. the property is 10 years old.



Longitude: 74.487165

Latitude: 19.896200999999998

Image Taken



Longitude: 74.487165

Latitude: 19.896200999999998

Image Taken



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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