



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-148188	Application No.:	77000336999
Customer Name:	Shubham Tulashiram Narawade	Branch :	(10030) PUNE-MAIN
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Shubham Tulashiram Narawade	Mobile :	9172707051 9579821522

PROPERTY ADDRESS

Property Address:	Flat No 5, 2nd Floor , Gangamai , Sno 221/1,,Mauje Alandi Devachi Tal Haveli Dist Pune	Location:	Chovisawadi		
		City:	Pune	Pin Code	412105
		State:	Maharashtra	Country	India
Legal Address:	Flat No 5, 2nd Floor , Gangamai , Sno 221/1, Mauje Alandi Devachi Tal Haveli Dist Pune	Nearby Landmark:	Kuber Banquet Hall		
		Collateral ID:	I26PUN105-083184		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	40
Green Housing:	No	Distance from City Center Km:	20
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
2nd Floor	1	1	1	1 RK
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	19
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	41

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open Space	Flat No 6	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:	GROUND PLUS 2 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	327	0	0
Super Built Up/Sellable Area	425	4000	1700000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1700000
% Recommended	100	Realizable Value:	1700000
Realizable Value In Words : Rupees Seventeen Lakh			

Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	31-Aug-2026
Violations observed (if any):	1) Ownership Documnets In The Name Of Applicant Not Received		
Remarks:	null 1) this is resale case 2) area as per sale deed consider for valuation 3) sale deed made between bhanudas wagh and mohan deshpane having reff no 1553/2007 dt 14/02/2007 4) tax receipt with property id alan000000958 dt 02/06/2023 to alandi municipal council tax paid from 2016 to 2026 5) gunthewari certificate and building plan issued by alandi municipal council no 1682 dt 06/01/2006 6) customer name board observed on site , property identified by person meet at site 7) 18.683170,73.896258		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
SCREENSHOT 08-22-2026 10.34 (1).PDF			
TAX (1).PDF	NULL	NULL	
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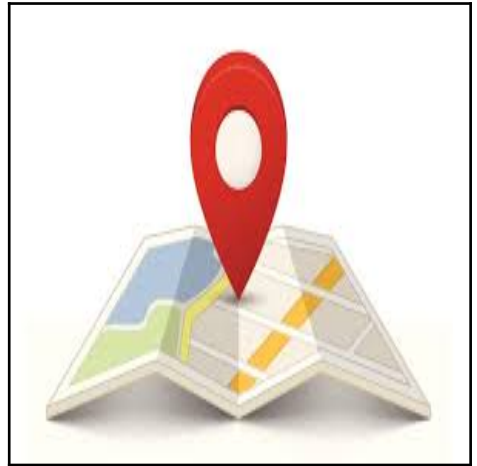
Entered By:	Propedge Valuations Priva	Entered On:	04-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	04-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 73.89609694444445
Latitude: 18.682929722222223
Image Taken 31-AUG-2026 12:19:38



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Latitude: 18.682929722222223
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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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