



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-136983	Application No.:	77000335895
Customer Name:	Hemendra Surendra Chopda	Branch :	(10120) PUNE - WAKAD
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Hemendra Surendra Chopda	Mobile :	9011092816 9284479730

PROPERTY ADDRESS

Property Address:	Flat No 05,2nd ,3rd 4th Floor,Royal Homes ,Apartment Condominium, Private Plot No 22,,Sr No 258/1/1,Baner Tal Haveli Dist Pune	Location:	Ganeshkhind		
		City:	Pune	Pin Code	411007
		State:	Maharashtra	Country	India
Legal Address:	Flat No 05 2nd,3rd 4th Floor,Royal Homes Apartment Condominium, Private Plot No 22,Sr No 258/1/1,Baner Tal Haveli Dist Pune	Nearby Landmark:	Near Ambedkar Chowk		
		Collateral ID:	I26PUN007-077375		

PROPERTY DETAILS

Type Of Property:	Duplex Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	4	Class Of Locality:	Elite Class
Carpet Area Measured:	No	Property Location:	Municipal Corporation
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
3rd Floor	2	1	1	HALL KITCHEN AND STORE ROOM
4 Th Floor	2		2	2 BED ROOMS
Other2				
null				
Second Floor	1			1 ROOM

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	30
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	30

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Open To Sky	Open To Sky	Open To Sky	Entrance
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 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 4 UPPER

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1442	0	0
Super Built Up/Sellable Area	1875	9900	18562500
Parking	1	500000	500000
Other 2	1	0	0
% Completion	100	TOTAL	19062500
% Recommended	100	Realizable Value:	19063000

Realizable Value In Words : Rupees One Crore Ninety Lakh Sixty-Three Thousand

Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	14-Aug-2026
Violations observed (if any):			
Remarks:	null 1) this is resale case 2) subjecetd property is triplex flat on 2nd3rd and 4 th floor comprising of ground plus 4 upper floor residential building 3) area consider asper draft of deed of apartment 4) draft of deed of apartment made between mr. dinesh kishanchand pherwani, mr.sudhir kishanchand pherwani and mr.hemendra surendra chopda mrs.hemangi hemendra chopda 5) previous apatment deed made between m/s prakash developers and mr. dinesh kishanchand pherwani, mr.sudhir kishanchand pherwani having reff no 3629/2008 dt 20/05/2008 6) regularization certificate and sanction plan issued by pmc having reff no 55912 dt 08/05/2006 7) tax paid from 2003 to 2026 to pmc having property id p/a/21/02148000 8) building board visible on site 9) 18.555123,73.804043 10)property occupied for temporary use		

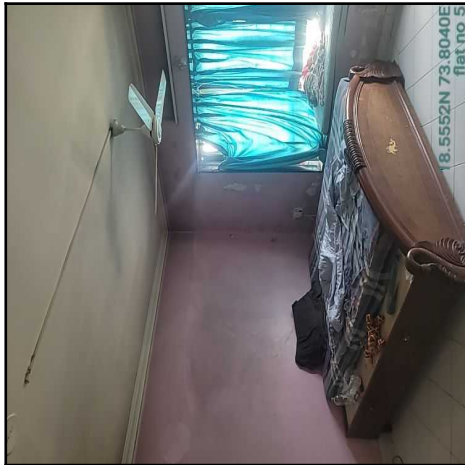
OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
TIMEPHOTO_20260814_120246.JPG	NULL	NULL	
TIMEPHOTO_20260814_120254.JPG	NULL	NULL	
TIMEPHOTO_20260814_120419.JPG	NULL	NULL	
TIMEPHOTO_20260814_120549.JPG	NULL	NULL	
TIMEPHOTO_20260814_122341.JPG	21.24423138888889	72.77446833333333	
DRAFT - DEED OF APARTMENT CHOPDA.PDF	NULL	NULL	
WHATSAPP IMAGE 2026-08-12 AT 5.03.53 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-12 AT 5.03.54 PM.JPEG	NULL	NULL	
TIMEPHOTO_20260814_120422.JPG	NULL	NULL	
WHATSAPP IMAGE 2026-08-12 AT 5.03.53 PM.JPEG	NULL	NULL	
TIMEPHOTO_20260814_120453.JPG	NULL	NULL	
TIMEPHOTO_20260814_120307.JPG	NULL	NULL	
TIMEPHOTO_20260814_120337.JPG	NULL	NULL	

File Name	Latitude	Longitude	Go To Map
TIMEPHOTO_20260814_120351.JPG	NULL	NULL	
TIMEPHOTO_20260814_120430.JPG	NULL	NULL	
TIMEPHOTO_20260814_120438.JPG	NULL	NULL	
TIMEPHOTO_20260814_120503.JPG	NULL	NULL	
TIMEPHOTO_20260814_120603.JPG	NULL	NULL	
TIMEPHOTO_20260814_122048.JPG	NULL	NULL	

Entered By:	Propedge Valuations Priva	Entered On:	20-Aug-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	20-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended atm has visited the property.		



Longitude: 73.80404083333333
Latitude: 18.555166944444444
Image Taken 14-AUG-2026 12:23:41



Longitude: 73.80404083333333
Latitude: 18.555166944444444
Image Taken 14-AUG-2026 12:05:03



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.