



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-109611	Application No.:	77000281992
Customer Name:	Mohammad Sadik Mohammad Abbas Sayyad	Branch :	(10120) PUNE - WAKAD
Product Name:	Home Loan-Buildler Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Mohammad Sadik Mohammad Abbas Sayyad	Mobile :	8421226225 8551997731

PROPERTY ADDRESS

Property Address:	Flat No 305,3rd Floor,Building No A-9, Affordable ,Housing Scheme In Sector 12,Pcntda,Sr No 56 To 58,,61 To63,Plot No A-1 To A-4,B-1 To B-4 ,Bhosari Tal Haveli Dist Pune	Location:	Bhosari I E		
		City:	Pune	Pin Code	411026
		State:	Maharashtra	Country	India
Legal Address:	Flat No 305,3rd Floor,Building No A-9, Affordable Housing Scheme In Sector 12,Pcntda,Sr No 56 To 58,61 To63,Plot No A-1 To A-4,B-1 To B-4 Bhosari Tal Haveli Dist Pune	Nearby Landmark:	Near Kande Wasti		
		Collateral ID:	I26PUN026-060243		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	11	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Development Authoriy
Natute 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
Third Floor	2	1	1	1 BHK RESIDENTIAL USE
Second Floor				
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	3
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	57

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Duct And Flat No 306	Flat No 304	Open To Sky	Entrance Passage
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:	PARKING PLUS 11 UPPER

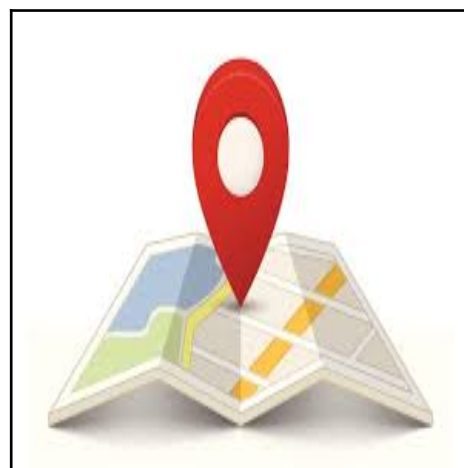
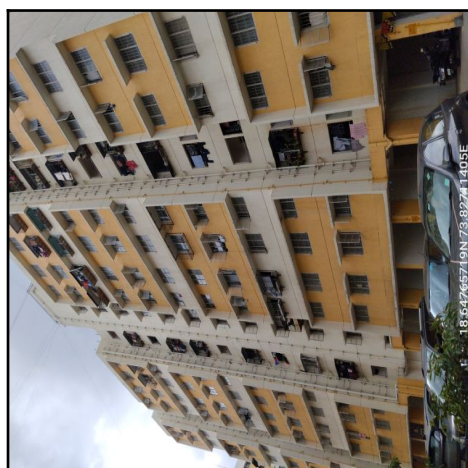
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	318	0	0
Super Built Up/Sellable Area	429	4050	1737450
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1737450
% Recommended	100	Realizable Value:	1737000

Realizable Value In Words : Rupees Seventeen Lakh Thirty-Seven Thousand

Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	29-Jun-2026
Violations observed (if any):			
Remarks:	null 1)this is builder purchase case 2) subjeceted property is 1 bhk residential flat on 3rd floor comprising of parking plus 11 upper floor residential building 3) area as per mhada provisional offer letter consider for valuation 4) mhada provisional offer lette with application no 1150000225 dt 15/05/2026 in the name of mohammad sadik mohammad abbas sayyad and shabih fatma 4) occupancy certificate no dp/bha/hav/m bhosari/sector 12/plot no a1 to a4/c no 835/243 dt 27/02/2023 5) external visit done, flat no and building board observed on site 6) 18.647953,73.826906 7) rera certificate no p52100026449 commencing from 24/09/2020 and ending with 28/02/2023		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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TIMEPHOTO_20260629_143204.JPG	NULL	NULL	
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TIMEPHOTO_20260629_143040.JPG	NULL	NULL	
TIMEPHOTO_20260629_143121.JPG	NULL	NULL	

Entered By:	Propedge Valuations Priva	Entered On:	29-Jun-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	29-Jun-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended mhada allotted property		



Longitude: 73.826906
Latitude: 18.647953000074722
Image Taken 29-JUN-2026 14:30:36

Longitude: 73.826906
Latitude: 18.647953000074722
Image Taken 29-JUN-2026 14:33:20

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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