



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-153948	Application No.:	77000349019
Customer Name:	Shital Ashok Kokate	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:	Shital Ashok Kokate	Mobile :	9421801479 9011550228

PROPERTY ADDRESS

Property Address:	Residential Bungalow On S No 49 Hissa No 2/1/2,Pot Hissa No 8b At Vadgaon Sheri Tal,Haveli And Dist Pune	Location:	Wadgaon Sheri
		City:	Pune Pin Code 411014
		State:	Maharashtra Country India
Legal Address:	Residential Bungalow On S No 49 Hissa No 2/1/2, Pot Hissa No 8b At Vadgaon Sheri Tal Haveli And Dist Pune	Nearby Landmark:	Near Niramay Hospital
		Collateral ID:	I26PUN014-085185

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	25
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
Ground Floor	1	1	1	1 HALL, KITCHEN AND BATH WC
First Floor	2		1	2 BEDROOM

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr Jawale	28
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	28 YEARS	Seller Occupied	32

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Milkat In Plot Hissa No 9	Milkat In Plot Hissa No 8a	Remaining Land Is S No 49	Colony Road
Actual on Site	Property Of Jamadar	Garden	Milkat Of Momin	Road
Boundary	Yes			

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

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1140	6600	7524000
Carpet Area	746	0	0
Super Built Up/Sellable Area	895	1800	1611000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	9135000
% Recommended	100	Realizable Value:	9135000

Realizable Value In Words : Rupees Ninety-One Lakh Thirty-Five Thousand

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	08-Sep-2026
Violations observed (if any):	Nill		
Remarks:	null 1) this captioned case is resale purchase 2) technical visit done by amin and report made by vaishnavi 3) latitude 18.550828 longitude 73.926065 4) draft deed between shital ashok kokate, ashok tatyasaheb kokate and kabirdas yadavrao jawale 5) tax receipt is issued by pmc, property id p/o/22/05769000 paid from 2003 to 2026 6) sale deed between kabirdas ydavrao jawale and lilabai kanchanlal ahir, lata kanchanlal ahir reff no 679/1996, dt 29/02/1996 7) plot area is consider as per sale deed and bau is consider as per building plan 8) zone certificate is not provided 9) property is identified through provide details and person met on site 10) gunthewari plan is issued by pmc pune reff no 71009, dt 3/06/2005		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

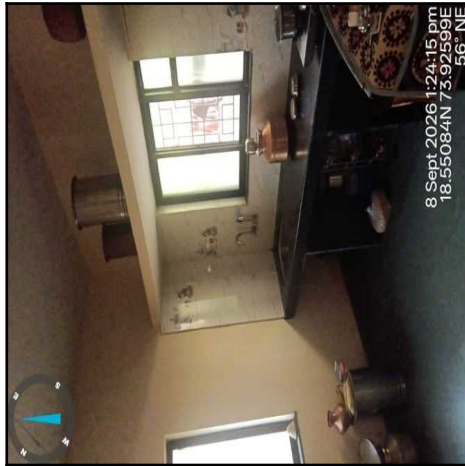
Entered By:	Propedge Valuations Pvt L	Entered On:	11-Sep-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	11-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. agreement in the name of customer to be documented with consideration value of 90l		



Longitude: 73.92606500000001

Latitude: 18.550828

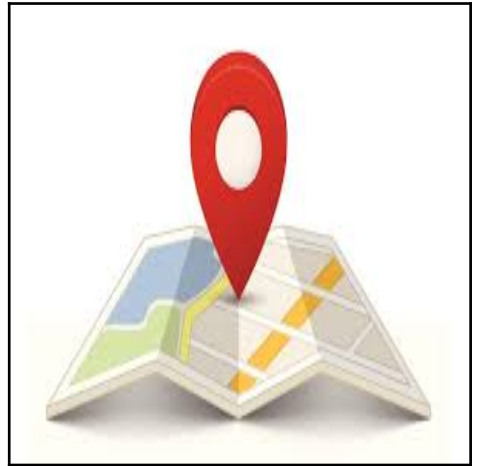
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Longitude: 73.92606500000001

Latitude: 18.550828

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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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