



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-160549	Application No.:	77000359512
Customer Name:	Ganesh Shankar Babar	Branch :	(10034) SATARA
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Ganesh Shankar Babar	Mobile :	9921299006 7773932393

PROPERTY ADDRESS

Property Address:	Flat No 901,9th Floor,Wing D,Real Dream Homes,,Sr No 72/1/B/1/721/B/2/1,Old Sr No, 72/1/B/1/72/1/B/2 Varale, Tal Maval Dist Pune	Location:	Talegaon Dabhade
		City:	Pune Pin Code 410507
		State:	Maharashtra Country India
Legal Address:	Flat No 901,9th Floor,Wing D,Real Dream Homes, Sr No 72/1/B/1/721/B/2/1,Old Sr No 72/1/B/1/72/1/B/2 Varale Tal Maval Dist Pune	Nearby Landmark:	Near Riverdeal Housing Society
		Collateral ID:	I26PUN507-089119

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	12	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Development Authoriy
Natute of Location:	Rural	Distance Travelled From Operating	51
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
9th Floor	3	1	2	2 BHK
Other2				
Ground Floor				
First Floor				
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Entrance	Flat No 902	Open Space	Passage
Actual on Site	Entrance	Flat No 902	Open Space	Passage
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:	BASEMENT FLOOR PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	691	0	0
Super Built Up/Sellable Area	933	4500	4198500
Parking	1	400000	400000
Other 2	1	0	0
% Completion	100	TOTAL	4598500
% Recommended	100	Realizable Value:	4599000

Realizable Value In Words : Rupees Forty-Five Lakh Ninety-Nine Thousand

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	21-Sep-2026
Violations observed (if any):	In The Name Of Customer Ownership Document Is Not Provided		
Remarks:	null 1) this captioned case is resale purchase 2) technical visit done by khalil and report made by vaishnavi 3) latitude 18.752796 longitude 73.677489 4) building plan is issued by pmrda reff no 1156/21-22, dt 02/06/2022 5) commencement certificate is issued by pmrda reff no 1156/21-22, dt 02/06/2022 6) occupancy certificate is issued by pmrda reff no 00322, dt 16/07/2026 7) na order no 51/2018, dt 09/07/2018 is issued by sdo pune for residential purpose 8) sale deed between m/s real buildcon builders and developers and gauri sameer parab and jagannath dhondiba dabhade, bhagwan govind dabhade reff no 159/2023, dt 05/01/2023 9) ca is consider as per sale deed and 35 percent loading is consider for bua 10) as per site observation society name board and flat no is observe don site 11) as per site observation, a river is located approximately 400 ft from the subject property.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

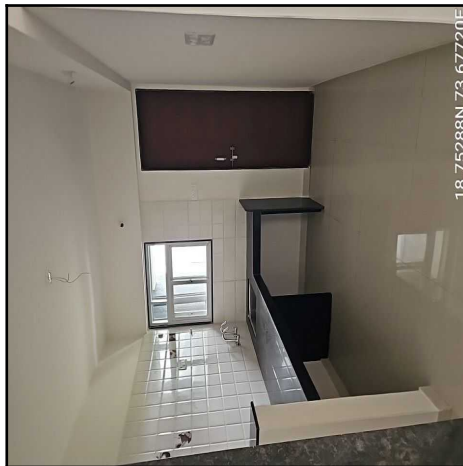
Entered By:	Propedge Valuations Pvt L	Entered On:	22-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	22-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended as oc is received		



Longitude: 73.67748900000001

Latitude: 18.752796

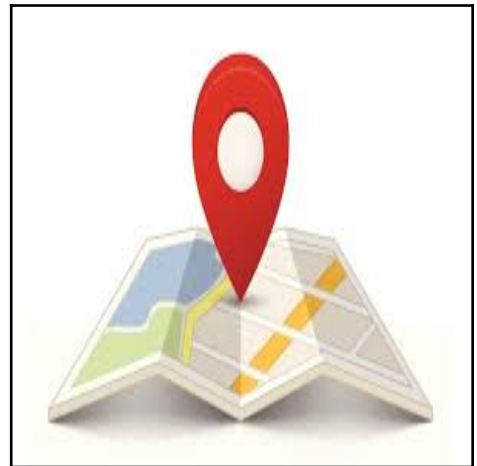
Image Taken 21-SEP-2026 13:48:28



Longitude: 73.67748900000001

Latitude: 18.752796

Image Taken 21-SEP-2026 13:35:07



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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