



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-164679	Application No.:	77000349255
Customer Name:	Guddi Manoharlal Gaur	Branch :	(10651) KHARADI
Product Name:	Nhl - Rnhl - Nrp - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	VACANT	Visited User Type:	Technical Agency
Contact Name:	Guddi Manoharlal Gaur	Mobile :	9511699062 7499623879

PROPERTY ADDRESS

Property Address:	Office No 102, 1st Floor, Wing A, Ultima ,Grandeur S No 64, Hissa No 1b, 1b/3, 1b/2, 1b/2a,, At Kondhwa Bk, Tal Haveli And Dist Pune	Location:	Nibm Po		
		City:	Pune	Pin Code	411048
		State:	Maharashtra	Country	India
Legal Address:	Office No 102, 1st Floor, Wing A, Ultima Grandeur S No 64, Hissa No 1b, 1b/3, 1b/2, 1b/2a, At Kondhwa Bk, Tal Haveli And Dist Pune	Nearby Landmark:	Near Salve Garden		
		Collateral ID:	I26PUN048-091610		

PROPERTY DETAILS

Type Of Property:	Offices	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	13	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	20
Green Housing:	No	Distance from City Center Km:	6
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	1		1	1 OFFICE
Second Floor				
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	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	Na	Na	Na	Na
Actual on Site	Lobby	Open View	Open View	Office No 101
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	RESIDENTIAL CUM

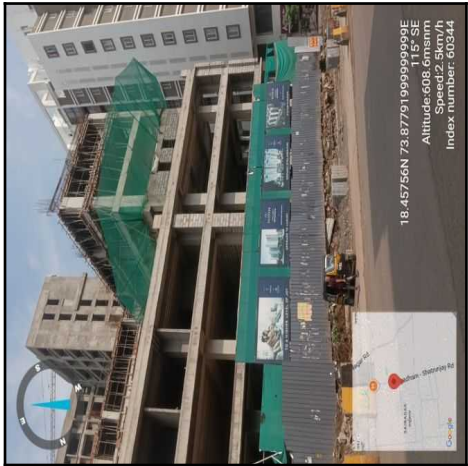
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	2530	0	0
Super Built Up/Sellable Area	3542	8600	30461200
Parking	2	300000	600000
Other 2	1	0	0
% Completion	85	TOTAL	31061200
% Recommended	85	Realizable Value:	31061000
Realizable Value In Words : Rupees Three Crore Ten Lakh Sixty-One Thousand			

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	23-Sep-2026
Violations observed (if any):	Nill		

Remarks:	null 1) this captioned case is builder purchase case 2) technical visit done by aniket and report made by vaishnavi 3) latitude 18.457655 longitude 73.878226 4) building plan is issued by pmc pune reff no cc/4712/25, dt 09/03/2026 5) sale deed between tribute victoria reality llp and guddi manoharlal gaur, manohar pemaram gaur reff no 12312/2026, dt 07/05/2026 6) commencement certificate is issued by pmc pune reff no cc/3199/23, dt 12/03/2024 7) ca is consider as per index ii and 40 percent loading is consider for bua 8) as per site observation construction status is rcc slab, b/w , flooring completed and internal plastering wip 9) rera certificate no p52100056421 commencing from 31/05/2024 and ending with 31/03/2028
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Propedge Valuations Pvt L	Entered On:	26-Sep-2026
Recommended by:	Pranav Purohit	Completion Status:	Semi-Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	26-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. rtm has visited the property		



Longitude: 73.878226
Latitude: 18.457655
Image Taken 23-SEP-2026 15:13:13



Longitude: 73.878226
Latitude: 18.457655
Image Taken 23-SEP-2026 15:01:38



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.

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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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