



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-133131	Application No.:	77000321751
Customer Name:	Asif Altaf Shaikh	Branch :	(10155) BARAMATI
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Asif Altaf Shaikh	Mobile :	9607188802 7741854941

PROPERTY ADDRESS

Property Address:	Flat No 1 And 2 On Ground Floor Shreeyog Apartment, Plot No 14 And 15, S No 170/2b/2a/2/1 Part, ,Cts No 2770 Part, At Daund Tal Daund And Dist,Pune	Location:	Daund
		City:	Daund Pin Code 413801
		State:	Maharashtra Country India
Legal Address:	Flat No 1 And 2 On Ground Floor Shreeyog Apartment, Plot No 14 And 15, S No 170/2b/2a/2/1 Part, Cts No 2770 Part, At Daund Tal Daund And Dist Pune	Nearby Landmark:	Near Mahalaxmi Hospital
		Collateral ID:	I26DND801-079042

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	40
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
Ground Floor	3	1	2	2 BHK
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mumtaj Shaikh	15
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	15 YEARS	Seller Occupied	45

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open Space	Parking	Open Space	Open Space
Actual on Site	Open Space	Parking	Open Space	Open Space
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 BUILDING

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	995	0	0
Super Built Up/Sellable Area	1194	2600	3104400
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3104400
% Recommended	100	Realizable Value:	3104000
Realizable Value In Words : Rupees Thirty-One Lakh Four Thousand			

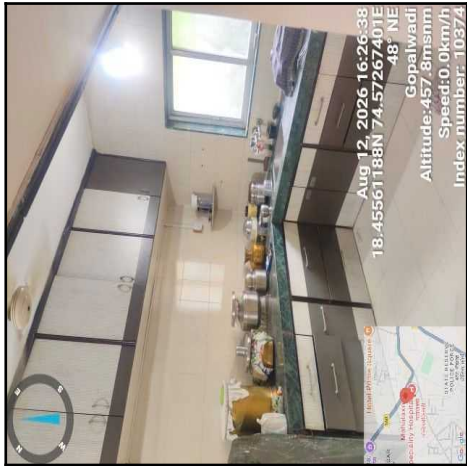
Visited By:	Propedg Valuations Pvt Ltd_Solapur_Hfc	Visited on:	12-Aug-2026
Violations observed (if any):	Nill		
Remarks:	null 1) this captioned case is resale purchase 2) technical visit done by prakash and report made by vaishnavi 3) latitude 18.455725 longitude 74.572705 4) deed of apartment between m/s navkar developers and mahammad husen shaikh , mumtaj begam madhammad husen shaikh reff no 3555/2010, dt 27/08/2010 5) commencement certificate is issued by daund municipal council reff no 1741/08, dt 08/02/2008 6) na order no 151/2006, dt 02/11/2006, is issued by sdo baramati for residential purpose 7) draft deed between asif altaf shaikh, ujmaparvin ayaj ahamd munshi and mahammad husen shaikh , mumtaj begam madhammad husen shaikh 8) tax receipt paid of year 2024-25, 2017-18,2021-22, 2018-19 9) bua is consider as per draft deed 10) society name board is observed on site 11) as per site observation flat no 1 and 2 is internally merged		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
TIMEPHOTO_20260812_162514.JPG			
TIMEPHOTO_20260812_162527.JPG	NULL	NULL	
TIMEPHOTO_20260812_162528.JPG	NULL	NULL	
TIMEPHOTO_20260812_162601.JPG	NULL	NULL	
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TIMEPHOTO_20260812_162709.JPG			
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TIMEPHOTO_20260812_162720.JPG			

Entered By:	Propedge Valuations Pvt L	Entered On:	25-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	25-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 74.572705
Latitude: 18.455725
Image Taken 12-AUG-2026 17:46:34



Longitude: 74.572705
Latitude: 18.455725
Image Taken 12-AUG-2026 17:46:24



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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