



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-135792	Application No.:	77000329592
Customer Name:	Minaj Imtiyaz Shaikh	Branch :	(10155) BARAMATI
Product Name:	HI - Rhl - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Minaj Imtiyaz Shaikh	Mobile :	8421153726 7741854941

PROPERTY ADDRESS

Property Address:	Flat No 9, 2nd Floor, Yugandhar Apartment, Cts No 2598/1/13b/2 Part, At Daund Tal Daund And Dist Pune	Location:	Daund	Pin Code	413801
		City:	Daund	State:	Maharashtra
				Country	India
Legal Address:	Flat No 9, 2nd Floor, Yugandhar Apartment, Cts No 2598/1/13b/2 Part, At Daund Tal Daund And Dist Pune	Nearby Landmark:	Near St. Sebastain High School And Junior		
		Collateral ID:	I26DND801-076693		

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	35
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
First Floor				
Second Floor	2	1	1	1 BHK
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home)
Rcc Structure	Vacant	Na	23
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	37

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open Space Of 5 No Part	Cts No Part	Flat No 5 And 4	Flat No 8 Duct And Staircase
Actual on Site	Open To Sky	Open To Sky	Attached Building	Flat No 8
Boundary	Yes			

Height Of Building(Above Ground Level) Less than 15 meter
Flood Prone Area No

NDMA Details

Seismic Zone 3
CRZ 1

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VALUATION AS PER GOVT. APPROVED RATES

Land/Build up/Saleable Area 1
Constructed Area: 1
Total Value ₹: 2
Land/Build up/Saleable Rate 1
Constructed Rate : 1
Floorwise Usage: RESIDENTIAL BUILDING

Description	VALUATION		Amount (R)
	Area in Sq.Ft	Rate/Sq.Ft	
Landarea	1	0	0
Carpet Area	440	0	1478400
Super Built Up/Sellable Area	528	2800	0
Other 1	1	0	0
Other 2	1	0	1478400
% Completion	100	TOTAL	
% Recommended	100	Realizable Value:	

Realizable Value In Words : Rupees Fourteen Lakh Seventy-Eight Thousand

Visited By: Propedge Valuations Pvt Ltd_Solapur_Hfc
Violations observed (if any): Nil

Visited on: 18-Aug-2026

Remarks:

null | 1) this captioned case is resale purchase 2) technical visit done by prakash and report made by vaishanvi 3) latitude 18.458753 longitude 74.576190 4) deed of apartment between balasaheb mahadev pawar and rajeshwar ramchandra adwal reff no 2421/2010, dt 25/05/2010 5) draft deed between minaj istiyaz shaikh and balasaheb mahadev pawar 6) pr card issued by city surveyor, daund, as per pr card tenure of land is h 7) building plan is issued by dmc daund reff no 1548, dt 24/12/2003 8) bua is consider as per draft deed 9) on society name board customer name is not observed 10) cc and oc is not provided

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
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Entered By: Propedge Valuations Pvt L
Recommended by:
Recommender's
Comment:

Entered On: 19-Aug-2026
Completion Status: Constructed

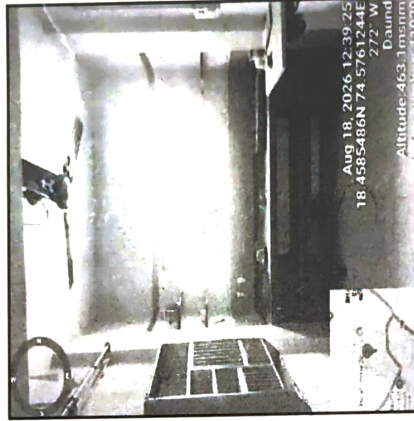
Approver Name: Chaitanya Koshatwar
Designation: Technical Manager
Approver
Recommendation : RECOMMENDED
Conditional
Remark:

Approver ID: HE012261
Approved On : 19-Aug-2026

Approver's
Comment: ok as recommended



Longitude: 74.57619
Latitude: 18.458752999999998
Image Taken 18-AUG-2026 14:08:05



Longitude: 74.57619
Latitude: 18.458752999999998
Image Taken 18-AUG-2026 14:07:58



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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