



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-135265	Application No.:	77000326161
Customer Name:	Rahul Dipak Jadhav	Branch :	(10155) BARAMATI
Product Name:	Nhl - Rnhl - Nrp - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	VACANT	Visited User Type:	Technical Agency
Contact Name:	Rahul Dipak Jadhav	Mobile :	7887741352 7741854941

PROPERTY ADDRESS

Property Address:	Shop No 4, Basement Floor, Manodharma Complex ,Apartment Cts No 2608/4, Old S No 70a, At Daund Tal Daund And Dist Pune	Location:	Daund
		City:	Daund Pin Code 413801
		State:	Maharashtra Country India
Legal Address:	Shop No 4, Basement Floor, Manodharma Complex Apartment Cts No 2608/4, Old S No 70a, At Daund Tal Daund And Dist Pune	Nearby Landmark:	Near Shalimar Chowk
		Collateral ID:	I26DND801-076453

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	2	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				
First Floor				
Second Floor				
Basement Floor	1			1 SHOP
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	29
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	31

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Passage And Road	Godown	6 Ft Passage And Shop No 3	Shop No 5
Actual on Site	Road	Parking	Shop No 3	Shop No 5
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:	COMMERCIAL AND

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	173	0	0
Super Built Up/Sellable Area	207	7500	1552500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1552500
% Recommended	100	Realizable Value:	1553000
Realizable Value In Words : Rupees Fifteen Lakh Fifty-Three Thousand			

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	18-Aug-2026
Violations observed (if any):	Niill		
Remarks:	null 1) this case is resale purchase 2) technical visit done by praksah and report made by vaishnavi 3) latitude 18.459903 longitude 74.581853 4) draft deed between rahul dipak jadhav and shailesh mohanlal dave 5) deed of apartment between shailesh mohanlal dive and prakash dharmaji kakde reff no 4540/2002, dt 29/09/2002 6) building plan is issued by dmc, daund reff no 1269, dt 09/10/1995 7) bua is consider as per draft deed 8) property is identified through provided details		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

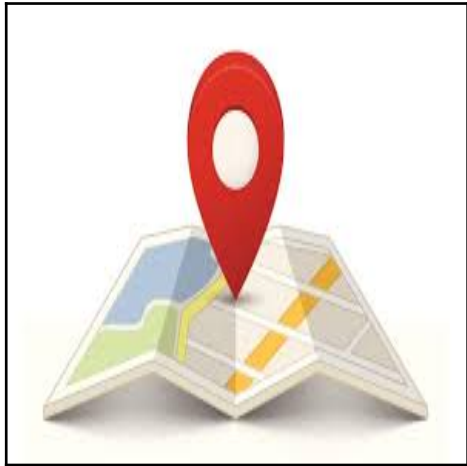
Entered By:	Propedge Valuations Pvt L	Entered On:	18-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	18-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 74.58185300012526
Latitude: 18.459903
Image Taken 18-AUG-2026 14:09:52



Longitude: 74.58185300012526
Latitude: 18.459903
Image Taken 18-AUG-2026 14:09:45



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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