



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-145764	Application No.:	77000341974
Customer Name:	Arvind Dattu Suravase	Branch :	(10120) PUNE - WAKAD
Product Name:	Nhl - Rnhl - Nrp - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	RENTED	Visited User Type:	Technical Agency
Contact Name:	Arvind Dattu Suravase	Mobile :	9975754446 9175505453

PROPERTY ADDRESS

Property Address:	Shop No 20, Ground Floor, Wing B, Siddhi Towers , Sno 12 Hissa No 1b,1a/2,3, S No 13 ,Hissa No 1, 2,3,4a,4b,5 Cts No 1819,1822,1823,,1825 Mauje Dapodi Tal Haveli Dist Pune	Location:	Dapodi
Legal Address:	Shop No 20, Ground Floor, Wing B, Siddhi Towers Sno 12 Hissa No 1b,1a/2,3, S No 13 Hissa No 1, 2,3,4a,4b,5 Cts No 1819,1822,1823,1825 Mauje Dapodi Tal Haveli Dist Pune	City:	Pune Pin Code 411012
		State:	Maharashtra Country India
		Nearby Landmark:	Near Shitalabai Devi Chowk
		Collateral ID:	I26PUN012-080449

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	9	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	30
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mahesh Wagh - Kombada Party	7
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2 YEARS	Tenant	53

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Na	Na	Na	Na
Actual on Site	Society Entrance Road	Shop No 19	Society Parking	Entrance Passage
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 45 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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS STILT

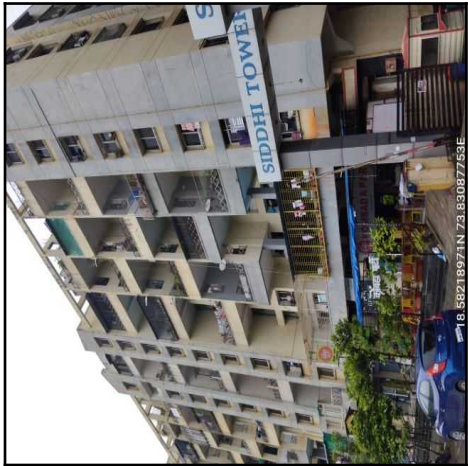
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	356	0	0
Super Built Up/Sellable Area	602	17200	10354400
Cax1.45 Plus 1/2 Loft Area	602	0	0
Other 2	1	0	0
% Completion	100	TOTAL	10354400
% Recommended	100	Realizable Value:	10354000

Realizable Value In Words : Rupees One Crore Three Lakh Fifty-Four Thousand

Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	26-Aug-2026
Violations observed (if any):	1) Ownership Documnets In The Name Of Applicant Not Received		
Remarks:	null 1) this is resale case 2) subjectd property is 1 commercial shop on ground floor comprising of ground plus stilt plus 9 th floor mixed building 3) carpert area as per sale deed on that 45 percent loading consider plus 1/2 loft area consider for valuation 4) sale deed made between mrs satish patil and mr ganesh patil having reff no 7423/2020 dt 16/10/2020 5) commencement certificate issued by pcmc having reff no bp/dapodi/09 dt 16/07/2019 6) part occupacny certificate issued by pcmc having reff no 401/2019 dt 17/07/2019 7) sanction plan issued by pcmc having reff no bp/dapodi/09 dt 16/07/2019 7) as per site shop is rented to mahesh wagh - kombada party restaurant 8) 18.582312,73.830721		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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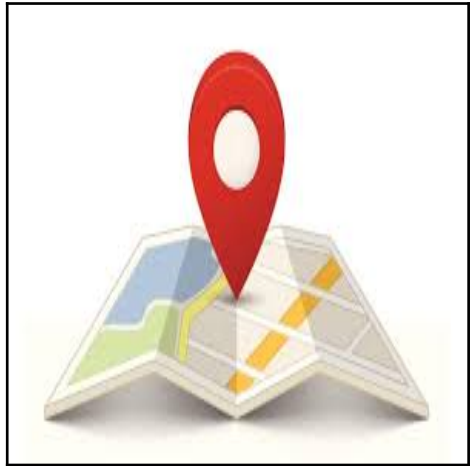
Entered By:	Propedge Valuations Priva	Entered On:	27-Aug-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	27-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 73.83071277777778
Latitude: 18.582156944444446
Image Taken 22-AUG-2026 15:31:54



Longitude: 73.83071277777778
Latitude: 18.582156944444446
Image Taken 22-AUG-2026 15:33:45



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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