



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-84815	Application No.:	77000268955
Customer Name:	Ganesh Popat Jagdale	Branch :	(10120) PUNE - WAKAD
Product Name:	Micro Lap - Residential	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR DREAMZ	Visited User Type:	Technical Agency
Contact Name:	Ganesh Popat Jagdale	Mobile :	9689948789 9175505453

PROPERTY ADDRESS

Property Address:	Plot No 109 Sno 125 Mauje Malinagar ,Tal Haveli Dist Pune	Location:	Dehu Road
		City:	Warnanagar Pin Code 412109
		State:	Maharashtra Country India
Legal Address:	Plot No 109 Sno 125 Mauje Malinagar Tal Haveli Dist Pune	Nearby Landmark:	Maruti Temple , Dehugaon Road
		Collateral ID:	I26WAN109-075047

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	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:	20
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	3		1	3 BEDROOMS
Second Floor	2			2 ROOMS
Other1				
Other2				
Ground Floor	2	1	1	1 BHK RESIDENTIAL USE

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Ganesh Popat Jagdale	8
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2018	Self	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Property Of Smt Bharati	16 Ft Internal Road	Plot No 110 Remaining	Plot No 108 - Remaining
Actual on Site	Open Plot	Entrance	Property Of Swapnil Tathe	Property Of Sudhir Pharande
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND PLUS 2 UPPER

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2500	1800	4500000
Carpet Area	1471	0	0
Super Built Up/Sellable Area	1912	1700	3250400
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	7750400
% Recommended	100	Realizable Value:	7750000

Realizable Value In Words : Rupees Seventy-Seven Lakh Fifty Thousand

Visited By:	Propedge Valuations Private Limited_Hfcc	Visited on:	18-May-2026
Violations observed (if any):			

Remarks:	null 1) this is micro lap residential case 2) plot area as per sale deed and bua as per site measurement consider for valuation 3) sale deed made between mr vikas hingane , kailas raskar and ganesh jagdale having reff no 3446/2017 dt 12/04/2017 4) 7/12 of sno 125 dt 06/03/2017 5) tax paid to dehu municipal council having property id 253 from 2018 to 2026 6) property verified by person meet at site and documents provided 7) 18.713030,73.757701 8) zone certificate dt 24/02/2014 as agricultural and no development zone
----------	--

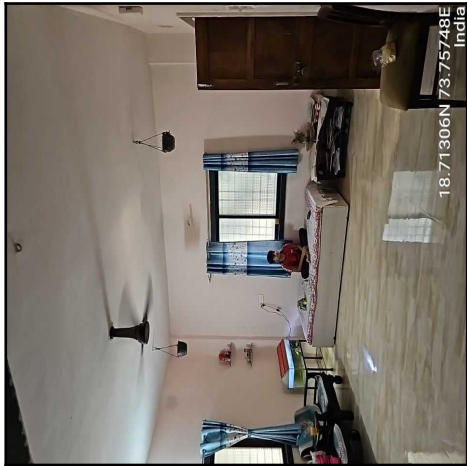
OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
TIMEPHOTO_20260518_114852.JPG	NULL	NULL	
TIMEPHOTO_20260518_114842.JPG	NULL	NULL	
TIMEPHOTO_20260518_120342.JPG			
TIMEPHOTO_20260518_114737.JPG	NULL	NULL	
TIMEPHOTO_20260518_114742.JPG	NULL	NULL	
TIMEPHOTO_20260518_114911.JPG	NULL	NULL	
TIMEPHOTO_20260518_114928.JPG	NULL	NULL	
TIMEPHOTO_20260518_114607.JPG	NULL	NULL	
TIMEPHOTO_20260518_114747.JPG	NULL	NULL	
TIMEPHOTO_20260518_114801.JPG	NULL	NULL	
TIMEPHOTO_20260518_114807.JPG	NULL	NULL	

Entered By:	Propedge Valuations Priva	Entered On:	14-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	14-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended in micro lap		



Longitude: 73.75755777777778
Latitude: 18.713040833333334
Image Taken 18-MAY-2026 11:46:07



Longitude: 73.75755777777778
Latitude: 18.713040833333334
Image Taken 18-MAY-2026 11:48:01



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.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and prevailing market rates for similar properties and on the facts and confirmation provided by the client ("Client") or his professional advisor or any other party on behalf of the Client as on date of assessment, which the Client represents to be complete and accurate in all respects. Report contains no representations or warranties of any kind. The Client should exercise appropriate due diligence with respect to the property, including approval status, legal and tax diligence, prior to taking of any decision. Compliance with statutory requirements applicable for construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any role in construction and pricing of the project / Property.

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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client.This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.