



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159974	Application No.:	77000355377
Customer Name:	Vijay Kaluram Jagdale	Branch :	(10155) BARAMATI
Product Name:	Lap-Commercial Property - Hfc	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Vijay Kaluram Jagdale	Mobile :	9860341800 7057469575

PROPERTY ADDRESS

Property Address:	Shop No 8 Ground Floor Shree Business Class,Plot No 21, S No 276/1/A, At Baramati,Tal Baramati And Dist Pune	Location:	Baramati
		City:	Baramati Pin Code 413102
		State:	Maharashtra Country India
Legal Address:	Shop No 8, Ground Floor, Shree Business Class, Plot No 21, S No 276/1/A, At Baramati Tal Baramati And Dist Pune	Nearby Landmark:	Near Jogeshwari Park
		Collateral ID:	I26BMT102-086867

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	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	60
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				
Other1				
Other2				
Ground Floor	1			1 SHOP

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	The Chat Junction	7
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	1 YEARS	Tenant Occupied	53

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Shop No 9	Passage	Shop No 7	Passage
Actual on Site	Shop No 9	Passage	Shop No 7	Passage
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 BUILDING

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	145	0	0
Super Built Up/Sellable Area	196	11000	2156000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2156000
% Recommended	100	Realizable Value:	2156000

Realizable Value In Words : Rupees Twenty-One Lakh Fifty-Six Thousand

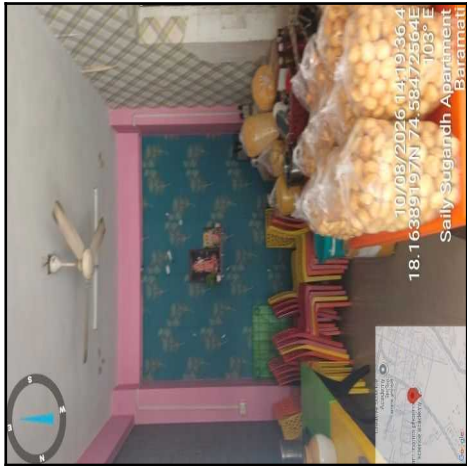
Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	17-Sep-2026
Violations observed (if any):	Nill		
Remarks:	null 1) this captioned case is lap 2) technical visit done by suraj and report made by vaishnavi 3) latitude 18.164047, longitude 74.584918 4) sale deed between sudhir ramchandra shinde and nitin ashok londhe reff no 2489/2021, dt 15/03/2021 5)commencement certificate is issued by bmc, baramati reff no 10/2017-18, dt 27/04/2017 6)occupancy certificate is issued by bmc, baramati reff no bnp/karya-14/829/2018, dt 19/09/2018 7) building plan is issued by bmc, baramati reff no 10/2017-18, dt 26/04/2018 8)index ii between sudhir ramchandra shinde and vijay kaluram jagdale ref no 2488/2021,dt 18/03/2021 9) carpet area consider as per sale deed and 35 percent loading is consider for bua 10) the report has already been updated under req id hrq-26-133991, application no. 77000325751, dated 12-aug-2026. the case has now been re-logged.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

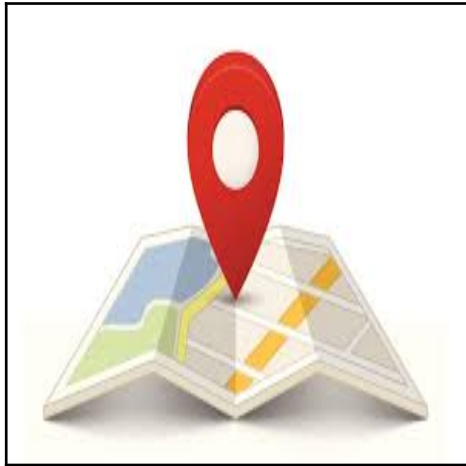
Entered By:	Propedge Valuations Pvt L	Entered On:	17-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	17-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended tenant noc to be documented		



Longitude: 74.584918
Latitude: 18.164047
Image Taken 10-AUG-2026 14:22:47



Longitude: 74.584918
Latitude: 18.164047
Image Taken 10-AUG-2026 14:22:44



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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