



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-154652	Application No.:	77000325751
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 3 And 4 On Ground Floor, S R Park Phase 5 ,Plot No 56, 57, Gat No 184/1, At Jalochi,Tal Baramati And Dist Pune	Location:	Baramati
		City:	Baramati Pin Code 413102
		State:	Maharashtra Country India
Legal Address:	Shop No 3 And 4 On Ground Floor, S R Park Phase 5, Plot No 56, 57, Gat No 184/1, At Jalochi Tal Baramati And Dist Pune	Nearby Landmark:	Opposite To Chaitnya City
		Collateral ID:	I26BMT102-074249

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:	4	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
Second Floor				
Other1				
Other2				
Ground Floor	2			2 SHOP
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Prashant Madane	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	1 MONTH	Tenant Occupied	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Shop No 4/ Margin Space	Shop No 2 And Parking / Shop	Parking	Margin Space And Road
Actual on Site	Shop No 4 And Passage	Shop No 2 And Shop No 3	Lift	Side Margin/Passage And
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:	RESIDENTIAL AND

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	261	0	0
Super Built Up/Sellable Area	366	7000	2562000
Shop No 3 Bua	186	0	0
Shop No 4 Bua	180	0	0
% Completion	100	TOTAL	2562000
% Recommended	100	Realizable Value:	2562000

Realizable Value In Words : Rupees Twenty-Five Lakh Sixty-Two Thousand

Visited By:	Propedg Valuations Pvt Ltd_Solapur_Hfc	Visited on:	08-Sep-2026
Violations observed (if any):	Nill		
Remarks:	null 1) this captioned case is lap commercial 2) technical visit done suraj and report made by vaishnavi 3) latitude 18.166201 longitude 74.606907 4) building plan is issued by baramati municipal council with dsc of rokade mahesh sahebrao dated on 14/03/2025 5)sale deed for shop no 3 between vijay kaluram jagdale and s r group promoters and builders reff no 1751/2026, dt 18/02/2026 6) na order no 118/1994, dt 13/06/1996 is issued by sdo baramati for residential purpose 7) commencement certificate is issued by bmc, baramati reff no capbc/b/2025/apl/03191 , dt 14/03/2025 8) occupancy certificate is issuedby bmc, baramati reff no capbc/fo/2025/apl/01096, dt 30/12/2025 9) sale deed for shop no 4 between vijay kaluram jagdale and s r group promoters and builders reff no 1750/2026, dt 18/02/2026 10) carpet area consider as per sale deed and 40 percent loading is consider for bua 11) as per site observation shop no is not mention on site but on society name board shop no and customer name is observed		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Propedge Valuations Pvt L	Entered On:	08-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	08-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 74.60690699999999

Latitude: 18.166200999999997

Image Taken 03-AUG-2026 15:36:56



Longitude: 74.60690699999999

Latitude: 18.166200999999997

Image Taken 03-AUG-2026 15:36:49



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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