



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-124606	Application No.:	77000316600
Customer Name:	Kishor Sukhadev Kharche	Branch :	(10155) BARAMATI
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Kishor Sukhadev Kharche	Mobile :	8554808054 7741854941

PROPERTY ADDRESS

Property Address:	Flat No B-8, 2nd Floor, Wing B, Venkatesh Park, ,Plot No 41, 42, 43, S No 90 Old S No 207 Part At,Daund Tal Daund And Dist Pune	Location:	Daund
		City:	Daund Pin Code 413801
		State:	Maharashtra Country India
Legal Address:	Flat No B-8, 2nd Floor, Wing B, Venkatesh Park, Plot No 41, 42, 43, S No 90 Old S No 207 Part At Daund Tal Daund And Dist Pune	Nearby Landmark:	Opposite To Suyesh Lawns
		Collateral ID:	I26DND801-070490

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	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	70
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
Other1				
Other2				
First Floor				
Ground Floor				
Second Floor	2	1	1	1 BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr Ravindra Kadam	13
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good		Tenant Occupied	47

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No 07	Adj Building A	Flat No 05	Open To Sky
Actual on Site	Flat No 07	Adj Building A	Flat No 05	Open To Sky
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	1

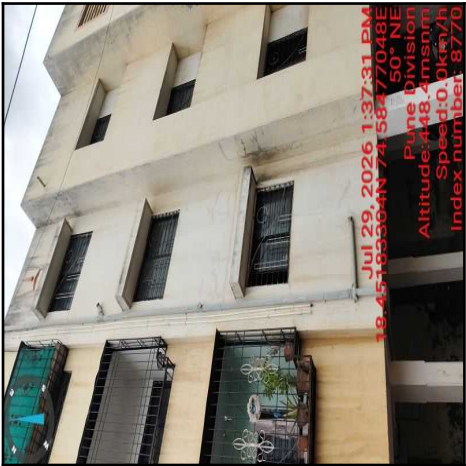
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	RESIDENTIAL BUILDING

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	489	0	0
Super Built Up/Sellable Area	587	2500	1467500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1467500
% Recommended	100	Realizable Value:	1468000
Realizable Value In Words : Rupees Fourteen Lakh Sixty-Eight Thousand			

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	29-Jul-2026
Violations observed (if any):	Nill		
Remarks:	null 1) this captioned case is resale purchase 2) technical visit done by suraj and report made by vaishnavi 3) latitude 18.451904, longitude 74.584859 4) sale deed between sachin kundalik chavan and m/s siddhivinayak associates reff no 5185/2013, dt 15/10/2013 5) na order no 85/2008, dt 09/04/2008 is issued by sdo baramati for residential purpose 6) draft deed between kishor sukhdev kharche, madhuri kishor kharche and sachin kundalik chavan 7) bua is consider as per draft deed 8) society name board is observed on site 9) building plan is issued by bmc baramati reff no 1277, dt 08/09/2010		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
TIMEPHOTO_20260729_133730.JPG			
TIMEPHOTO_20260729_133915.JPG			
TIMEPHOTO_20260729_133804.JPG	NULL	NULL	
TIMEPHOTO_20260729_133909.JPG	NULL	NULL	
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TIMEPHOTO_20260729_133907.JPG	NULL	NULL	
TIMEPHOTO_20260729_133729.JPG			
TIMEPHOTO_20260729_134851.JPG	NULL	NULL	

Entered By:	Propedge Valuations Pvt L	Entered On:	29-Jul-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	29-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 74.584859
Latitude: 18.451904
Image Taken 29-JUL-2026 14:06:14



Longitude: 74.584859
Latitude: 18.451904
Image Taken 29-JUL-2026 14:06:08



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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