

INDIVIDUAL TECHNICAL REPORT**Request ID :** HRQ-26-168094**Application No :** 77000365876**Customer Name :** PRAKASH MOHANRAO DEVKATE**Branch :** (10097) LATUR**Channel Name :** LOS_CHANNEL**Business Group :** HFCMORTGAGES**Report Type :** HFC**Product Name :** NHL - RNHL - LAP
RESIDENTIAL -
FRESH**Product Type :** NON HOME LOAN**Loan Property Type :** RENTED**Property Details****Property Type :** RESIDENTIAL**Unit Type :** BUNGALOW**Unit No :** 01**Road Width (Feet):** 20**Property Address :** BUNGALOW ON PLOT NO. 77, SR. NO. 60
PART, G.P.M.**Country :** INDIANO. 7587, GOVIND NAGAR, NEAR
SAVATAMALI SCHOOL, AT**State :** MAHARASHTRAPAKHARSANGAVI, TAL. AND DIST. LATUR
413512**City :** LATUR**Nearby Landmark :** NEAR
SAVATAMALI
SCHOOL**Collateral Id :** I26LUR512-094115**Pincode :** 413512**Legal Address :**BUNGALOW ON PLOT NO. 77, SR. NO. 60 PART, G.P.M. NO. 7587, GOVIND NAGAR, NEAR SAVATAMALI SCHOOL, AT
PAKHARSANGAVI, TAL. AND DIST. LATUR 413512**Contact Details****Name :** PRAKASH MOHANRAO DEVKATE**Customer Mobile No :** 6005049881**Sales Manager Mobile No :** 7020273692**Req Initiator Id :** 1611364**Req Initiator Name / CPC Code :** LOS_CHANNEL**Attached Document Details**

Document Name	Field Name	Field Value	Field Name	Field Value	Field Name	Field Value
REGISTERED SALE DEED	REGISTRATION NO.	2517/2010	DATE OF REGISTRATION	08/03/2010	OFFICE OF REGISTRATION	SUB REGISTRAR
NA ORDER	ORDER NO.	1983/JMB/WS/1056	DATE OF ORDER	01/07/1983	ISSUING AUTHORITY	SDO, LATUR
REGULARISED PLAN	PLAN APPROVAL NO.	2026/JAMABANDI/KARA-2/LAT	DATE OF APPROVAL	06/08/2026	APPROVING AUTHORITY	SDO, LATUR
APPROVED LAYOUT PLANS	PLAN APPROVAL NO.	2312	DATE OF APPROVAL	15/07/2026	APPROVING AUTHORITY	ADTP, LATUR
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Boundaries on Site

Directions	As Per Sale Deed	Actual At Site
East :	20 FEET ROAD	20 FEET ROAD
West :	PLOT NO.76 OF MAHENDRAKAR	OPEN PLOT
North :	PLOT NO.71 OF NAMDEV CHEVALE	OPEN PLOT
South :	PLOT NO.82 OF JAHEDABI	SAYYAD PLOT

Boundary Matching : YES

Property Details

Plot Area : 1600	Plot Demarcated At Site : YES
Approved Land Use : RESIDENTIAL	Infrastructure Of The Surrounding Area : GOOD
Nature Of Locality : UNDER DEVELOPMENT	Class Of Locality : MIDDLE CLASS AREA
Property Area : 750	Property Location : GRAM PANCHAYAT
Distance From City Center(Km) : 8	Distance Travelled From Operating Office : 20
No. Of Floors : 0	Type Of Property : BUNGLOW
Cost Of Construction :	Report Condition : PROPERTY VISITED REPORT SUBMITTED
Carpet Area Measured : No	Green Housing : No
Nature Of Location : Urban	Virtual Visit : No
Finnone Project Id :	Finnone Building Id :
Project Approval No :	Builder Group :
Builder Company :	Builder Grade :

Unit Details

Detail	No. of Rooms	No. of Kitchen	No. of Bathrooms	Usages and Remarks
SECOND FLOOR				
OTHER1				
OTHER2				
GROUND FLOOR	3		1	3 ROOMS
FIRST FLOOR				

NDMA Details

Height Of
Building(Above Ground
Level): Less than 15 meter

Seismic Zone: 2

Flood Prone Area: No

CRZ: 1

Structure

Structure : RCC STRUCTURE

Interior : GOOD

Exterior : GOOD

Approx Age Of Property
For Home Improvement/
Home Extension : 16

Status Of Occupancy : OCCUPIED

Occupied By : SIDDHESHWAR GAIKWAD

Relationship Of
Occupant With
Customer : TENANT OCCUPIED

Occupied Since : 2023

Residual Age Of
Property : 44

Valuation

Description	Area(in Sq.Ft)	Rate(Per Sq.Ft)	Amount
LANDAREA	1600	2700	4320000
CARPET AREA	625	0	0
SUPER BUILT UP/SELLABLE AREA	750	1500	1125000
OTHER 1	0	0	0
OTHER 2	0	0	0
TOTAL			5445000

Realizable Value :

54,45,000

Realizable Value in Words :

Fifty Four Lakh Forty Five Thousand

[View Review Report Comparison](#)

Valuation as per Govt. approved rate

Land Area/BuiltUp
Area/Saleable Area : 0
Area(Sq.Ft.) :

Land Area/BuiltUp
Area/Saleable Area : 0
Rate(Per Sq. Ft.) :

Constructed Area : 1

Constructed Rate : 1

Total Value : 1

Floorwise Building
Usage : RESIDENTIAL

Request Code	Request Date	Parent Prod.Type	Product Type	
HRQ-26-168094	2026-09-26 14:20:07.0	NON HOME LOAN	NHL - RNHL - LAP RESIDENTIAL - FRESH	
Stage of Construction	Description of Structure	(Description of stage)	% Completion	% Recommended
	RCC STRUCTURE	COMPLETED	100	100
Completion Status : CONSTRUCTED		Violations Observed If Any : NA.		

Remarks : /// DOCUMENTS /// 1) SALE DEED IN THE NAME OF PRAKASH MOHANRAO DEVKATE- REG. NO. 2517/2010 DATED 08/03/2010. 2) NA ORDER ISSUED BY SDO, LATUR- REF. NO. 1983/JMB/WS/1056 DATED 01/07/1983. 3) NA ORDER NOC ISSUED BY TAHASILDAR, LATUR- REF. NO. 2004/JAMA/NA/374 DATED 04/12/2004. 4) GUNTHEWARI REGULARIZATION CERTIFICATE ISSUED BY SDO, LATUR- REF. NO. 2026/JAMABANDI/KARA-2/LATUR/GUNTHEWARI/CR-07 DATED 06/08/2026. 5) GUNTHEWARI REGULARIZATION LAYOUT ISSUED BY ADTP, LATUR- REF. NO. 2312 DATED 15/07/2026. 6) EXTRACT-8 ISSUED BY GRAM PANCHAYAT, PAKHARSANGAVI- NO. 4727- REG. NO. 13, PAGE NO. 84- DATED

29/09/2026. /// REMARKS /// 7) PLOT AREA CONSIDERED FROM SALE DEED AND BUA CONSIDERED AS PER EXTRACT-8 FOR VALUATION. 8) PROPERTY WAS IDENTIFIED THROUGH PROVIDED DOCUMENTS AND LOCAL ENQUIRY.

Visited By : TRUEMARK ADVISORS LLP_HFC

Visited On : 01-Oct-2026

Visited User Type: TECHNICAL AGENCY

Approved On : 05-Oct-2026

Entered By : TRUEMARK ADVISORS LLP

Entered On : 05-Oct-2026

Approver ID : HE008008

Approver Name : GANESH PAWAR

Approver Designation : TECHNICAL MANAGER

Approver Remarks : OK TO PROCEED. THE EXTRACT-8, GUNTHEWARI REGULARIZATION CERTIFICATE AND LAYOUT RECEIVED. THE PLOT AREA AS PER DEED AND BUILT-UP AREA AS PER EXTRACT-8 (WITHIN THE PERMISSIBLE LIMIT) IS CONSIDERED FOR THE CALCULATIONS. THE PROPERTY IS 16 YEARS OLD AND TENANT OCCUPIED. A TENANT NOC MUST BE DOCUMENTED.

Recommender Name :

Recommender Flag : Recommended

Request Report Type : FRESH

Recommender Remark :

Conditional Remark :

	Image / Document :1	Image / Document :2
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Attached Documents

Attached Images



Longitude

Latitude

Geo Location

Image Taken Date

76.519217

18.401512999999998

76.519217

18.401512999999998

OD Request List

Omnidocs Files					
Document Name	Uploaded Stage	Uploaded By / Uploaded On	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-28 AT 11.51.43 AM (1).JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 01-OCT-2026 15:05:52			
WHATSAPP IMAGE 2026-09-28 AT 11.51.45 AM (1).JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 01-OCT-2026 15:06:01			

WHATSAPP IMAGE 2026-09-28 AT 11.51.47 AM.JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 01-OCT-2026 15:06:07			
WHATSAPP IMAGE 2026-09-28 AT 11.51.44 AM (1).JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 01-OCT-2026 15:05:56			
WHATSAPP IMAGE 2026-09-28 AT 11.51.48 AM (2).JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 01-OCT-2026 15:06:13			
WHATSAPP IMAGE 2026-09-28 AT 11.51.50 AM.JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 01-OCT-2026 15:06:20			

Broker Details

Broker Name: AKASH MADANE

Broker's Contact No: 8485033321

Broker's Email ID:

This property is funded to following customer(s)

Application No.	Customer Name	Channel Name/ Employee Name	Date
Declaration			

I/We hereby declare that

1. The property was inspected by me/us.

Signature with seal

2. I/We have no direct or Indirect Interest in the property valued

Date

3. The information furnished above is true and correct to my/our knowledge

Place

**** 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.

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