



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-151756	Application No.:	77000347385
Customer Name:	Manisha Anil Wakode	Branch :	(10166) BULDHANA
Product Name:	HI - Prime HI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Manisha Anil Wakode	Mobile :	7709761702 9765050912

PROPERTY ADDRESS

Property Address:	Plot No. 23 B, Gut No. 36/37/1, Malmatta No. 951,,Mouje/Gp Shelud Near Gajanan Maharaj Temple ,Shikshak Colony Khamgaon Road ,Tq. Chikhali Dt Buldhana 443201	Location:	Chikhli Buldana
Legal Address:	Plot No. 23 B, Gut No. 36/37/1, Malmatta No. 951, Mouje/Gp Shelud Near Gajanan Maharaj Temple Shikshak Colony Khamgaon Road Tq. Chikhali Dt Buldhana 443201	City:	Buldhana Pin Code 443201
		State:	Maharashtra Country India
		Nearby Landmark:	Near Gajanan Maharaj Temple Shikshak
		Collateral ID:	I26BLD201-084212

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Natute of Location:	Rural	Distance Travelled From Operating	50
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	3	1	1	2 BHK WC BATH
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	2
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	58

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Layout 6 Mt. Road	Layout Plot No. 24 B	Layout 9 Mt. Road	Layout Ploat No. 23 A
Actual on Site	Road	Plot No. 24 B (House Of	Road	Layout Ploat No. 23 A
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
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:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1235	1700	2099500
Carpet Area	356	0	0
Super Built Up/Sellable Area	445.0	2200	979000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3078500
% Recommended	100	Realizable Value:	3079000
Realizable Value In Words : Rupees Thirty Lakh Seventy-Nine Thousand			

Visited By:	Mr. Akshay Dhanokar	Visited on:	08-Sep-2026
Violations observed (if any):			
Remarks:	null 1) it is a resale house puerchase case, 2 years old rcc 2 bhk vacant property. 2) we have received ats draft between manisha anil wakode and kaduba sukhdev badarkhe. 3) we have received seller sale deed in the name of kaduba sukhdev badarkhe of deed no. 931/2013. 4) we have received na order and layout map of mrc no. nap 34/shelud/6/2008/2009 dt. 5/3/2009 approved by tahasildar chikhali. 5) we have received building permission and sanction building plan of application no. rpblid202600356 dt. 15/8/2026 approved by chikhali municipal council. 6) we have received mutation certificate of mutation no. 36 and 37 dt. 18/3/2005 7) as per provide sanction building plan property is g plus 1 of gf. built up area 41.385 sq. mt. 445.46 sq. ft. and ff built up area 57.471 sq. mt. i e 618.61 sq. ft. but as per site property is only for gf 2 bhk having built up 800 sq. ft. we have consider less built up area for valuation. 8) as on date property is vacant, as discussed with applicant he will occupied property after execution of sale deed.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Akshay Dhanokar	Entered On:	09-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	09-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. sanctioned building plan and permission from municipal council is received. as per discussion with customer, he will occupy the property after the execution of sale deed.		



Longitude: 76.27795833333333
Latitude: 20.35429416666667
Image Taken 08-SEP-2026 13:32:57

Longitude: 76.27795833333333
Latitude: 20.35429416666667
Image Taken 08-SEP-2026 13:32:57

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.