



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149144	Application No.:	77000329541
Customer Name:	Gajanan Baba Takale	Branch :	(10036) SOLAPUR
Product Name:	Nhl - Micro Lap - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Gajanan Baba Takale	Mobile :	7709681879 9604176794

PROPERTY ADDRESS

Property Address:	Malmatta No 923 Gat No 990/3 Part,,At Mouje Mahud Bk Taluka Sangola,District Solapur,,413306	Location:	Mahud
		City:	Solapur
		State:	Maharashtra
		Pin Code	413306
		Country	India
Legal Address:	Malmatta No 923 Gat No 990/3 Part,At Mouje Mahud Bk Taluka Sangola ,District Solapur,413306	Nearby Landmark:	Near Takle Hospital
		Collateral ID:	I26SUR306-081494

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Rural	Distance Travelled From Operating	45
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
Ground Floor	4	0	1	COMMERCIAL 1 CABIN 2 ROOMS 1 MEDICAL
First Floor	4	1	1	3 BHK RESIDENTIAL AS PER SITE
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Gajanan Baba Takle	10
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2015	Self	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Reamaining Property Of	Reamaining Property Of	Property Of Mr. Sudhi Nagane	10 Ft Road
Actual on Site	Property Of Mr. Pradip	Property Of Mr.Amol	Property Of Mr. Sudhi Nagane	Road
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 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:	GROUND PLUS 01 FLOOR

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2153	1300	2798900
Carpet Area	2484	0	0
Super Built Up/Sellable Area	2981	2000	5962000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	8760900
% Recommended	100	Realizable Value:	8761000

Realizable Value In Words : Rupees Eighty-Seven Lakh Sixty-One Thousand

Visited By:	Patwardhan Consultants Pvt Ltd_Hfc	Visited on:	29-Aug-2026
Violations observed (if any):			
Remarks:	null 1 this is micro lap lap residential fresh case 2 pplot area considered as per sale deed and bu area as per building plan 3 documetns referred register agreement in between first party mr. bandu nana nagane and second party mr. gajanan baba takle no 4345/1998, dated 22/09/1998, sale deed no 2189/2015 dt 19/06/2015, extract 8a, residential zone certificate issued by department of urban planning ad developmentt no. 3727 dated 20/07/2026, architect building plan signed by vinayak narayan chidare, dated 26/08/2026 4 as per site inspection said property is identified with the help of local enquiry and provided 5 visit is done by mr. omkar 8 latitude 17.608527, longitude 75.103170		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Patwardhan Consultants Pv	Entered On:	29-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	29-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 75.10316999999999

Latitude: 17.608527000000002

Image Taken



Longitude: 75.10316999999999

Latitude: 17.608527000000002

Image Taken



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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