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[Download JSON](#)**INDIVIDUAL TECHNICAL REPORT****Request ID :** HRQ-26-160745**Application No :** 77000360025**Customer Name :** VISHVAJEET BHAUSAHEB GULBHILE**Branch :** (10097) LATUR**Channel Name :** LOS_CHANNEL**Business Group :** HFCMORTGAGES**Report Type :** HFC**Product Name :** APNA GHAR -
HOME LOAN-
BUILDER
PURCHASE**Product Type :** NON HOME LOAN**Loan Property Type :** APNA GHAR**Property Details****Property Type :** RESIDENTIAL**Unit Type :** ROW HOUSE**Unit No :** 01**Road Width (Feet):** 30**Property Address :** ROW HOUSE NO. 5, ON PLOT NO. 23 AND
24, (AS PER**Country :** INDIAPLAN) AND PLOT NO. 23 EAST PART AND
24 WEST PART**State :** MAHARASHTRA(AS PER SITE), GAT NO. 46, G.P.H. NO.
7072 (AS PE**City :** LATURASSESSMENT), AT-AARWI, TAL AND DIST
LATUR.**Nearby Landmark :** NEW JIJAU
COLONY, ATHRAV
RESIDENCY,
BACK SIDE OF
PARAYAG KARAD
NURSING
COLLEGE, NEAR
MAHADEV
TEMPLE**Collateral Id :** I26LUR512-088781**Pincode :** 413512**Legal Address :**ROW HOUSE NO. 5, ON PLOT NO. 23 AND 24, (AS PER PLAN) AND PLOT NO. 23 EAST PART AND 24 WEST PART (AS
PER SITE), GAT NO. 46, G.P.H. NO. 7072 (AS PER ASSESSMENT), NEW JIJAU COLONY, ATHRAV RESIDENCY, BACK
SIDE OF PARAYAG KARAD NURSING COLLEGE, NEAR MAHADEV TEMPLE, AT-AARWI, TAL AND DIST LATUR.**Contact Details****Name :** VISHVAJEET BHAUSAHEB GULBHILE**Customer Mobile No :** 9764968137**Sales Manager Mobile No :** 8765432345**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
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Boundaries on Site**Directions****As Per Sale Deed****Actual At Site****East :** ROW HOUSE NO-6 ROW HOUSE NO-6**West :** ROW HOUSE NO-4 ROW HOUSE NO-4**North :** 30 FEET WIDE ROAD 30 FEET WIDE ROAD

South : OPEN PLOT OPEN PLOT

Boundary Matching : YES

Property Details

Plot Area : 1	Plot Demarcated At Site : YES
Approved Land Use : RESIDENTIAL	Infrastructure Of The Surrounding Area : AVERAGE
Nature Of Locality : UNDER DEVELOPMENT	Class Of Locality : MIDDLE CLASS AREA
Property Area : 982	Property Location : GRAM PANCHAYAT
Distance From City Center(Km) : 4	Distance Travelled From Operating Office : 10
No. Of Floors : 1	Type Of Property : ROW HOUSE
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
OTHER2				
GROUND FLOOR	2	1	1	1BHK
FIRST FLOOR	1			1 BED
SECOND FLOOR				
OTHER1				

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 : 0	Status Of Occupancy : VACANT
Occupied By : NA	Relationship Of Occupant With Customer : NA
Occupied Since :	Residual Age Of Property : 60

Valuation

Description	Area(in Sq.Ft)	Rate(Per Sq.Ft)	Amount
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LANDAREA	1	0	0
CARPET AREA	818	0	0
SUPER BUILT UP/SELLABLE AREA	982	3600	3535200
OTHER 1	1	0	0
OTHER 2	1	0	0
TOTAL			3535200

Realizable Value :

35,35,000

Realizable Value in Words :

Thirty Five Lakh Thirty Five Thousand

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Valuation as per Govt. approved rate

Land Area/BuiltUp
Area/Saleable Area : 1
Area(Sq.Ft.) :

Land Area/BuiltUp
Area/Saleable Area : 1
Rate(Per Sq. Ft.) :

Constructed Area : 0

Constructed Rate : 0

Total Value : 1

Floorwise Building
Usage : RESIDENTIAL

Request Code	Request Date	Parent Prod.Type	Product Type
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HRQ-26-160745 2026-09-17 12:47:00.0 NON HOME LOAN APNA GHAR - HOME LOAN-BUILDER PURCHASE

Stage of Construction	Description of Structure	(Description of stage)	% Completion	% Recommended
	RCC STRUCTURE	COMPLETED	100	100

Completion Status : CONSTRUCTED

Violations
Observed If Any :

Remarks : DOCUMENTS // 1) COPY OF ATS COPY BETWEEN VISHWAJIT BHAUSAHEB GULABHILE AND SADDAM PATHAN. 2) COPY OF SELLER SELL DEED ON THE NAME OF SADDAM MOZZAMKHAN PATHAN NO.3307/2025. DATED-25/03/2025. SRO LMC-2 2) COPY OF 7/12 EXTRACT ONLINE DOWNLOADED, PU-ID-31489283763, DATED-18/04/2025. 3) COPY OF ASSESSMENT EXTRACT ISSUED BY GRAMSEWAK, AARWI R. NO. 29, PAGE NO-115. 4) COPY OF TAX RECEIPT ISSUED BY GP OFFICE AARWI, DATED-09/07/2025. 5) COPY OF ENGINEER BUILDING PLAN ISSUED BY SOHEL N. BAGAWAN, REG.NO. STATE/R/2024/APL/10119. 6) COPY OF NA ORDER ISSUED BY COLLECTOR LATUR, APPROVAL NO-RPLAT/LF/2025/APL/00196, DATED-11/03/2025. AND NA LAY OUT ISSUED BY ASSISTANT DIRECTOR TOWN PLANNING, LATUR NO. RPLAT/LF/2025/APL/00196. //REMARKS// 5) BUA AREA 982 SQFT IS CONSIDERED AS PER THE ENGINEER BUILDING PLAN. 6) VALUATION GIVEN AS PER UNIT BOX PRICE. 7) PROPERTY IS SITUATED IN DEVELOPING AREA.

Visited By : MR. BALASAHEB SHINDE

Visited On : 21-Sep-2026

Visited User Type: IN HOUSE

Approved On : 21-Sep-2026

Entered By : BALASAHEB SHINDE

Entered On : 21-Sep-2026

Approver ID : HE008008

Approver Name : GANESH PAWAR

Approver Designation : TECHNICAL MANAGER

Approver Remarks : OK FOR BUILDER PURCHASE CASE. EXTRACT 7/12, NA ORDER, LAYOUT, TAX ASSESSMENT, TAX PAID RECEIPT, AND ENGINEER BUILDING PLAN RECEIVED. A NECESSARY APPROVALS TO TAKEN FOR NON APF CASE.

Recommender Name :

Recommender
Remark :

Recommender Flag : Recommended

Conditional
Remark :

Request Report Type : FRESH

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

Attached Images



Longitude 76.56889694444445

76.56889694444445

Latitude 18.44507888888889

18.44507888888889

Geo Location UNNAMED ROAD NANDGAON
MAHARASHTRA INDIA

UNNAMED ROAD NANDGAON
MAHARASHTRA INDIA

Image Taken Date

OD Request List

Broker Details

Broker Name: NA

Broker's Contact No: 0000000000

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.
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

Signature with seal

Date

Place

**** Disclaimer ****

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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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