



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149441	Application No.:	77000339494
Customer Name:	Komal Umesh Jadhav	Branch :	(10034) SATARA
Product Name:	Apna Ghar - Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Komal Umesh Jadhav	Mobile :	8010566534 8237706818

PROPERTY ADDRESS

Property Address:	Flat No 302 Third Floor Samarth Apartment,S No 9 5 6 7 Plot No 47 Gp Milkat No 986,Near Kci School Mouje Koynavasahat,Taluka Karad District Satara	Location:	Karad Ho
		City:	Satara Pin Code 415110
		State:	Maharashtra Country India
Legal Address:	Flat No 302 Third Floor Samarth Apartment S No 9 5 6 7 Plot No 47 Gp Milkat No 986 Near Kci School Mouje Koynavasahat Taluka Karad District Satara	Nearby Landmark:	Krishna School
		Collateral ID:	I26SRA110-080935

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	5	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Nature of Location:	Rural	Distance Travelled From Operating	5
Green Housing:	No	Distance from City Center Km:	4
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Third Floor	2	1	1	1 BHK RESIDENTIAL
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot Milkat No 46	Flat No 303	Empire Hill Society Open Plot	Flat No 304
Actual on Site	Open Plot	Adj Flat	Open Plot	Adj Flat
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	553	0	0
Super Built Up/Sellable Area	650	3300	2145000
Other 1	1	0	0
Other 2	1	0	0
% Completion	80	TOTAL	2145000
% Recommended	80	Realizable Value:	2145000

Realizable Value In Words : Rupees Twenty-One Lakh Forty-Five Thousand

Visited By:	Mourya Concepts Opc Pune_Hfc	Visited on:	29-Aug-2026
Violations observed (if any):			
Remarks:	null 1) this is apna ghar - home loan-builder purchase case 2) subject property is 1 bhk residential flat situated on 3rd floor 3) we have received copy of draft agreement between komal umesh jadhav and mrs.sharda ganapat salunke mrs. sonali vikrant salunke 4) copy of na order with ref no na.sr.13.2007 dated 02.03.2008 issued by collector satara 5) copy of construction permission dated 23.12.2010 approved by grampanchayat officer koynavsahat taluka karad district satara 6) copy of sanctioned building plan with ref no 6 dated 30.11.2010 approved by grampanchayat officer koynavsahat taluka karad district satara 7) copy of layout plan 8) copy of 7/12 extract plot no 47 survey no 9/5/6/7 date 07/10/2024 9)non apf process to be followed 10) plot area less than 500 sqm hence rera is not applicable.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Mourya Concepts Opc Pune_	Entered On:	29-Aug-2026
Recommended by:		Completion Status:	Semi-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: 74.170902

Latitude: 17.253608

Image Taken



Longitude: 74.170902

Latitude: 17.253608

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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