

INDIVIDUAL TECHNICAL REPORT

Request ID : HRQ-26-156480 **Application No :** 77000350408
Customer Name : RAJKUMAR SOMLING DUDHANALE **Branch :** (10097) LATUR
Channel Name : LOS_CHANNEL **Business Group :** HFCMORTGAGES
Report Type : HFC **Product Name :** NHL - RNHL - LAP
RESIDENTIAL - BT +
TOP UP
Product Type : NON HOME LOAN **Loan Property Type :** SELF OCCUPIED

Property Details

Property Type : RESIDENTIAL **Unit Type :** BUNGALOW
Unit No : 01 **Road Width (Feet):** 20
Property Address : BUNGALOW ON PLOT NO. 67, SR. NO. 195
(OLD), 205 **Country :** INDIA
PART (NEW), M.C.H. NO. 167/19, NEAR
VIRAT HANUMAN **State :** MAHARASHTRA
TEMPLE, AT OMERGA, TAL. OMERGA,
DIST. OSMANABAD **City :** SOLAPUR
(DHARASHIV) 413606 **Nearby Landmark :** NEAR VIRAT HANUMAN
TEMPLE
Collateral Id : I26SUR606-088560 **Pincode :** 413606

Legal Address :

BUNGALOW ON PLOT NO. 67, SR. NO. 195 (OLD), 205 PART (NEW), M.C.H. NO. 167/19, NEAR VIRAT HANUMAN
TEMPLE, AT OMERGA, TAL. OMERGA, DIST. OSMANABAD (DHARASHIV) 413606

Contact Details

Name : RAJKUMAR SOMLING DUDHANALE
Customer Mobile No : 9730037633 **Sales Manager Mobile No :** 9156216520
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
APPROVED BUILDING PLAN	PLAN APPROVAL NO.	1783	DATE OF APPROVAL	11/10/2013	APPROVING AUTHORITY	OMERGA MUNICIPAL COUNCIL
REGISTERED SALE DEED	REGISTRATION NO.	1847/2006	DATE OF REGISTRATION	07/06/2006	OFFICE OF REGISTRATION	SUB REGISTRAR
NA ORDER	ORDER NO.	1996/JMC/CR/345	DATE OF ORDER	01/07/1996	ISSUING AUTHORITY	TAHASILDAR, OMERGA
COMMENCEMENT CERTIFICATE	CERTIFICATE NO.	1783	DATE OF ISSUANCE	11/10/2013	ISSUING AUTHORITY	OMERGA MUNICIPAL COUNCIL
REGISTERED SALE DEED	REGISTRATION NO.	1847/2006	DATE OF REGISTRATION	07/06/2006	OFFICE OF REGISTRATION	SUB REGISTRAR
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Boundaries on Site

Directions

As Per Sale Deed

Actual At Site

East :	PLOT NO. 68	DAYANAND BIRAJDAR PLOT
West :	PLOT NO. 66	VILAS HOGADE PLOT
North :	6M ROAD	ROAD
South :	PLOT NO. 63	SOMVANSHI PLOT
Boundary Matching :	YES	

Property Details

Plot Area : 1679	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 : 1398	Property Location : MUNICIPAL COUNCIL
Distance From City Center(Km) : 2	Distance Travelled From Operating Office : 149
No. Of Floors : 1	Type Of Property : BUNGLOW
Cost Of Construction : 1800	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
FIRST FLOOR	4	2	2	TWO 1BHK
SECOND FLOOR				
OTHER1				
OTHER2				
GROUND FLOOR	4	1	2	2BHK WITH STORE ROOM

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 : 10	Status Of Occupancy : OCCUPIED
Occupied By : RAJKUMAR DUDHANALE AND TENANTS	Relationship Of Occupant With Customer : SELF AND TENANT

Occupied Since : 2016

Residual Age Of Property : 50

Valuation

Description	Area(in Sq.Ft)	Rate(Per Sq.Ft)	Amount
LANDAREA	1679	2200	3693800
CARPET AREA	1165	0	0
SUPER BUILT UP/SELLABLE AREA	1398	1800	2516400
OTHER 1	1	0	0
OTHER 2	1	0	0
TOTAL			6210200

Realizable Value :

62,10,000

Realizable Value in Words :

Sixty Two Lakh Ten Thousand

[View Review Report Comparison](#)**Valuation as per Govt. approved rate**Land Area/BuiltUp
Area/Saleable Area(Sq.Ft.) : 0Land 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-26-156479	2026-09-10 12:42:33.0	NON HOME LOAN	NHL - RNHL - LAP RESIDENTIAL - BT + TOP UP	
HRQ-26-156480	2026-09-10 12:42:39.0	NON HOME LOAN	NHL - RNHL - LAP RESIDENTIAL - BT + TOP UP	
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 RAJKUMAR SOMLING DUDHANALE WITH REG. NO. 1847/2006 DATED 07/06/2006. 2) NA ORDER ISSUED BY TAHASILDAR, OMERGA- REF. NO. 1996/JMC/CR/345 DATED 01/07/1996. 3) PLOT LAYOUT NOT CLEAR. 4) 7/12 EXTRACT WITH PU ID- 12304000082 DATED 08/09/2026. 5) TAX ASSESSMENT ISSUED BY OMERGA MUNICIPAL COUNCIL. 5) TAX RECEIPT ISSUED BY OMERGA MUNICIPAL COUNCIL. 6) COMMENCEMENT CERTIFICATE ISSUED BY OMERGA MUNICIPAL COUNCIL- REF. NO. 1783 DATED 11/10/2013. 7) APPROVED BUILDING PLAN ISSUED BY OMERGA MUNICIPAL COUNCIL- REF. NO. 1783 DATED 11/10/2013. /// REMARKS /// 8) EXTRA CONSTRUCTION OBSERVED ON SITE. PROVIDED BUILDING PLAN IS APPROVED FOR 2BHK UNIT ON GF AND 1BHK UNIT ON FF BUT ON SITE EXTRA CONSTRUCTION OF 1BHK UNIT ON FF IS OBSERVED I.E. HORIZONTAL VIOLATION OBSERVED. HOWEVER AREA OF SAME IS NOT CONSIDERED FOR VALUATION. BUA CONSIDERED AS PER APPROVED BUILDING PLAN FOR VALUATION. 10) PROPERTY WAS IDENTIFIED THROUGH PROVIDED DOCUMENTS AND LOCAL ENQUIRY.

Visited By : TRUEMARK ADVISORS LLP_HFC

Visited On : 18-Sep-2026

Visited User Type: TECHNICAL AGENCY

Approved On : 21-Sep-2026

Entered By : TRUEMARK ADVISORS LLP

Entered On : 21-Sep-2026

Approver ID : HE009909

Approver Name : AMOL JADHAV

Approver Designation : Senior Product Manager

Approver Remarks : APPROVED AS RECOMMENDED

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

76.62769399999999

76.62769399999999

Latitude

17.832971999999998

17.832971999999998

Geo Location

Image Taken Date

OD Request List

Omnidocs Files					
Document Name	Uploaded Stage	Uploaded By / Uploaded On	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-16 AT 3.03.49 PM.JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 18-SEP-2026 14:36:33			
WHATSAPP IMAGE 2026-09-16 AT 3.03.51 PM.JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 18-SEP-2026 14:36:36			
WHATSAPP IMAGE 2026-09-16 AT 3.03.39 PM.JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 18-SEP-2026 14:35:34			
WHATSAPP IMAGE 2026-09-16 AT 3.03.39 PM (2).JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 18-SEP-2026 14:35:52			
WHATSAPP IMAGE 2026-09-16 AT 3.03.44 PM (1).JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 18-SEP-2026 14:36:02			
WHATSAPP IMAGE 2026-09-16 AT 3.03.44 PM (2).JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 18-SEP-2026 14:36:09			
WHATSAPP IMAGE 2026-09-16 AT 3.03.38 PM.JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 18-SEP-2026 14:35:28			
WHATSAPP IMAGE 2026-09-16 AT 3.03.42 PM (1).JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 18-SEP-2026 14:35:43			
WHATSAPP IMAGE 2026-09-16 AT 3.03.45 PM (1).JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 18-SEP-2026 14:36:19			
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 ****

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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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