



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-84168	Application No.:	77000278741
Customer Name:	Abhinandan Kumar	Branch :	(10034) SATARA
Product Name:	Apna Ghar - Home Loan - Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Abhinandan Kumar	Mobile :	8600542745 7387249843

PROPERTY ADDRESS

Property Address:	Row House No 4 Gurudatta Park,R S No 119/4/1/1 And 119/5 Part,Mouje Saidapure ,Tal Karad Dist Satara	Location:	Karad Ho
		City:	Satara Pin Code 415110
		State:	Maharashtra Country India
Legal Address:	Row House No 4 Gurudatta Park R S No 119/4/1/1 And 119/5 Part Mouje Saidapur Tal Karad Dist Satara	Nearby Landmark:	Near Sgm College
		Collateral ID:	I26SRA110-057747

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Natute of Location:	Rural	Distance Travelled From Operating	150
Green Housing:	No	Distance from City Center Km:	2
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other2				
Ground Floor	1	1	1	HALL PLUS KITCHEN
First Floor	2		1	2 BEDROOM
Second Floor				
Other1				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Other	16
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Other	44

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Row House No 5	Row House No 3	S No 119 3	S No 119 5
Actual on Site	Row House No 5	Row House No 3	S No 119 3	S No 119 5
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	GF HALL PLUS KITCHEN

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	525	0	0
Carpet Area	773	0	0
Super Built Up/Sellable Area	787	3600	2833200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2833200
% Recommended	100	Realizable Value:	2833000

Realizable Value In Words : Rupees Twenty-Eight Lakh Thirty-Three Thousand

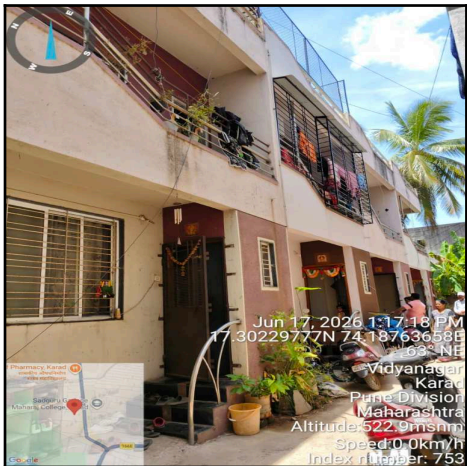
Visited By:	Vishal B Patil_Hfc	Visited on:	18-Jun-2026
Violations observed (if any):	Na		
Remarks:	null apna ghar hl da resale 1) the said property is g plus 1 rh unit 2) we have received copy of i) sale deed having reg.no.5139 dt 20/11/2012 in the name of mahesh bade ii) draft agreement executed between abhinandan kumar and maheshb bade iii) cc and approved building plan having no 6 dt 23/11/2010 issued by gp saidapur iv) common 7/12 extract for r s no 119/4/1/1 and 119/5 v) na order having no 48 dt 03/12/2010 issued by collector satara for valuation 3) we have considered area as per deed wrt 1.5 fsi and rates as per market references 4) correct lat long details 17.302490,74.187677 5) unit area as per document is 910 sqft		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
ABHINANDAN KUMAR (24).JPEG	NULL	NULL	
ASAVARI BHISE (1).JPEG	23.58735777777775	72.975845	
WHATSAPP IMAGE 2026-06-17 AT 1.36.59 PM.JPEG	NULL	NULL	
ABHINANDAN KUMAR (4).JPEG	NULL	NULL	
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ABHINANDAN KUMAR (7).JPEG	NULL	NULL	

Entered By:	Vishal Patil	Entered On:	23-Jun-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			

Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	24-Jun-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			

Approver's Comment:	ok as recommended
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Longitude: 74.18767700000001
Latitude: 17.302490000000002
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Longitude: 74.18767700000001
Latitude: 17.302490000000002
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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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