



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-167305	Application No.:	77000358640
Customer Name:	Usha Narsing Kasture	Branch :	(10097) LATUR
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Usha Narsing Kasture	Mobile :	9284417232 8765432345

PROPERTY ADDRESS

Property Address:	Row House 1, Plot No.13,14,20,21, Sr. No.101, Near,Shree Sai Ganesh Hanuman Temple, Sai Road, Mauje ,Arvi, Tal And Dist. Latur	Location:	Latur Ho
		City:	Latur Pin Code 413512
		State:	Maharashtra Country India
Legal Address:	Row House 1, Plot No.13,14,20,21, Sr. No.101, Near Shree Sai Ganesh Hanuman Temple, Sai Road, Mauje Arvi, Tal And Dist. Latur	Nearby Landmark:	Near Shree Sai Ganesh Hanuman Temple,
		Collateral ID:	I26LUR512-091237

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
Nature of Location:	Urban	Distance Travelled From Operating	7
Green Housing:	No	Distance from City Center Km:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	2	1	1	1BHK, PARKING
First Floor	3	1	2	2BHK
Second Floor				
Other1				
Other2				

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	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Row House No. 6	4.5 M Wide Road	Row House No. 2	Plotting In Said Gat No.
Actual on Site	Row House No. 6	Road	Row House No. 2	Plotting In Said Gat No.
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
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:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1003	3500	3510500
Carpet Area	840	0	0
Super Built Up/Sellable Area	1008	2000	2016000
Other 1	1	0	0
Other 2	1	0	0
% Completion	95	TOTAL	5526500
% Recommended	95	Realizable Value:	5527000

Realizable Value In Words : Rupees Fifty-Five Lakh Twenty-Seven Thousand

Visited By:	Mr. Balasaheb Shinde	Visited on:	25-Sep-2026
Violations observed (if any):			

Remarks:	null documents provided // 1)copy of ats draft between usha narasing kasture and shourya developers and yasharaj developers. 2)copy of seller sale deed on the name of shourya developers (ravindra kaladate) and yasharaj developers (vilas jyotiram bhosale) no.353/2024, dated.06/12/2023 issued by sro lmc-2 . 3) copy of gunthewari regularization certificate, issued by sdo latur, out ward no.2023/jamavbandi/latur/gunthewari/cr-74, dated 13/10/2023. 4) copy of gunthewari layout issued by assistant director, latur, no.2501, dated28/07/2023. 5) copy of sanction building plan issued collector office latur, no.- rplat/b/2025/apl/00341 6) copy of 7/12 extract issued by talathi, ulpin-16366700672 //remarks// 7) plot area 1003 sqft as per sanction plan 8) on site extra construction is observed however bua 1008 sqft is considered as per sanction plan 9) electric board fitting, plumbing work, final finishing pending.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Balasaheb Shinde	Entered On:	26-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	26-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the construction work is in progress. the gunthewari regularization certificate and layout received. building plan approved by collector, latur. a necessary approvals to be taken for non apf case. the plot and built-up area as per approved building plan is considered for the valuation.		



Longitude: 76.56850083333333

Latitude: 18.42134777777778

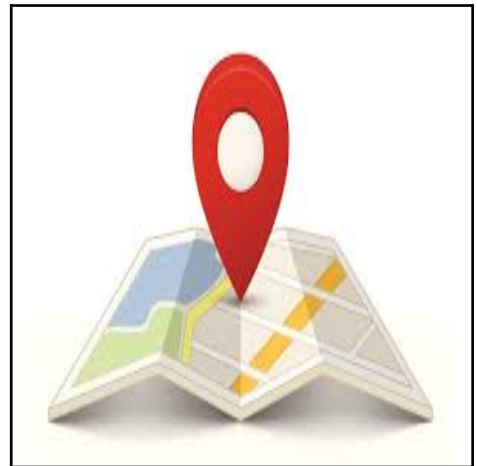
Image Taken



Longitude: 76.56850083333333

Latitude: 18.42134777777778

Image Taken



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.

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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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