



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-121866	Application No.:	77000313858
Customer Name:	Vikram Kalidas Shirke	Branch :	(10034) SATARA
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Vikram Kalidas Shirke	Mobile :	8087290080 9673991090

PROPERTY ADDRESS

Property Address:	Flat No 404 4th Floor Building No 30 Star City,Gat No 336 A, At Shirwal,Taluka Khandala And District Satara	Location:	Shirwal
		City:	Satara
		State:	Maharashtra
		Pin Code	412801
		Country	India
Legal Address:	Flat No 404 4th Floor Building No 30 Star City Gat No 336 A At Shirwal Taluka Khandala And District Satara	Nearby Landmark:	Near Advance Ortho Hospital
		Collateral ID:	I26SRA801-087545

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Nature of Location:	Rural	Distance Travelled From Operating	112
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
First Floor				
Second Floor				
Third Floor				
Fourth Floor	2	1	1	1 BHK AS PER SITE
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant		11
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			49

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No 403 And Lift	Flat No 405	Common Passage And Duct	Open To Sky
Actual on Site	Flat No 403 And Lift	Flat No 405	Common Passage And Duct	Open To Sky
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 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:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	450	0	0
Super Built Up/Sellable Area	562	2800	1573600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1573600
% Recommended	100	Realizable Value:	1574000
Realizable Value In Words : Rupees Fifteen Lakh Seventy-Four Thousand			

Visited By:	Mourya Concepts Opc Pune_Hfc	Visited on:	27-Jul-2026
Violations observed (if any):			

Remarks:	null 1) this is hl rhl home purchase resale case 2) subject property is 1 bhk residential flat situated on 4th floor 3) we have received copy of draft sale deed between mr abhijit kashinath khairnar mrs jagruti abhijit khairnar 4) copy of sellers sale agreement between ms royal star samrat venture and mr abhijit kashinath khairnar mrs jagruti abhijit khairnar ref no 3120/2010 dated 01/11/2010 5) copy of sellers sale deedt between ms samrat builders and developers and mr abhijit kashinath khairnar mrs jagruti abhijit khairnar ref no 1140/2018 dated 12/04/2018 6) copy of na order with ref no 30/2008 dated 03/09/2009 issued by district office satara 7) copy of building completion certificate dated 09/11/2015 issued by grampanchayat shirwal 9) copy of building plan with ref no 445 dated 17/03/2010 issued by grampanchayat shirwal 10) copy of tax assessment dated 17/09/2026 issued by gp shirwal 11) copy of tax paid receipt dated 17/09/2026 issued by gp shirwal 12) the west side boundary mentioned in the draft sale deed is incorrect hence the boundaries are considered as per the building plan matching with actual site 13) the documented bua of 562 sqft is considered for valuation
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-07-27 AT 12.41.06 PM (4).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-07-27 AT 12.41.10 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-07-27 AT 12.41.04 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-07-27 AT 12.41.06 PM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-07-27 AT 12.41.08 PM (3).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-07-27 AT 12.41.08 PM.JPEG	NULL	NULL	

Entered By:	Mourya Concepts Opc Pune_	Entered On:	18-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	18-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.983744

Latitude: 18.125173000085013

Image Taken 27-JUL-2026 13:41:07



Longitude: 73.983744

Latitude: 18.125173000085013

Image Taken 27-JUL-2026 13:40:58



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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