

[Back](#)[Download PDF](#) [Download JSON](#) [Review](#)**INDIVIDUAL TECHNICAL REPORT**

Request ID : HRQ-26-170444

Application No : 77000315448

Customer Name : GUNDAJI JADHAV

Branch : (10097) LATUR

Channel Name : LOS_CHANNEL

Business Group : HFCMORTGAGES

Report Type : HFC

Product Name :
HL - AG PREMIUM
- HOME
PURCHASE -
RESALE

Product Type : NON HOME LOAN

Loan Property Type : APNA GHAR

Property Details

Property Type : RESIDENTIAL

Unit Type : ROW HOUSE

Unit No : 01

Road Width (Feet): 30

Property Address : ROW HOUSE ON PLOT NO. 9, SR. NO.
10/2, G.P.H. NO.

Country : INDIA

3686/09, BALAJI NAGAR, NEAR JAY
BHARAT HIGH SCHOOL

State : MAHARASHTRA

AT DAPKA, TAL. NILANGA, DIST. LATUR
413521

City : SOLAPUR

Nearby Landmark :
NEAR JAY
BHARAT HIGH
SCHOOL

Collateral Id : I26SUR521-071233

Pincode : 413521

Legal Address :ROW HOUSE ON PLOT NO. 9, SR. NO. 10/2, G.P.H. NO.3686/09, BALAJI NAGAR, NEAR JAY BHARAT HIGH SCHOOL, AT
DAPKA, TAL. NILANGA, DIST. LATUR 413521**Contact Details**

Name : GUNDAJI JADHAV

Customer Mobile No : 9665373901

Sales Manager Mobile No : 9765424345

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 LAYOUT PLANS	PLAN APPROVAL NO.	2981	DATE OF APPROVAL	18/09/2023	APPROVING AUTHORITY	ADTP, LATUR
REGISTERED SALE DEED	REGISTRATION NO.	5014/2023	DATE OF REGISTRATION	01/12/2023	OFFICE OF REGISTRATION	SUB REGISTRAR
NA ORDER	ORDER NO.	2023/JAMA/NA/CR-40	DATE OF ORDER	17/10/2023	ISSUING AUTHORITY	TAHASILDAR, NILANGA
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REGISTERED SALE DEED	REGISTRATION NO.	5014/2023	DATE OF REGISTRATION	01/12/2023	OFFICE OF REGISTRATION	SUB REGISTRAR

Boundaries on Site

Directions	As Per Sale Deed	Actual At Site
East :	9M ROAD	9M ROAD
West :	SR. NO. 10 KISAN BHOPI PLOTTING	SR. NO. 10 PROPERTY
North :	PLOT NO. 10	PLOT NO. 10
South :	PLOT NO. 8	PLOT NO. 8
Boundary Matching :	YES	

Property Details

Plot Area : 1024	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 : 1450	Property Location : GRAM PANCHAYAT
Distance From City Center(Km) : 02	Distance Travelled From Operating Office : 104
No. Of Floors : 1	Type Of Property : ROW HOUSE
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
GROUND FLOOR	3	1	2	02BHK
FIRST FLOOR	1	1	1	01RK
SECOND FLOOR				
OTHER1				
OTHER2				

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/ 0
Home Extension :

Status Of Occupancy : VACANT

Occupied By : NA

Relationship Of
Occupant With NA
Customer :

Occupied Since : NA

Residual Age Of
Property : 60**Valuation**

Description	Area(In Sq.Ft)	Rate(Per Sq.Ft)	Amount
LANDAREA	1024	2400	2457600
CARPET AREA	1208	0	0
SUPER BUILT UP/SELLABLE AREA	1450	1800	2610000
OTHER 1	1	0	0
OTHER 2	1	0	0
TOTAL			5067600

Realizable Value :

50,68,000

Realizable Value in Words :

Fifty Lakh Sixty Eight Thousand

[View Review Report Comparison](#)**Valuation as per Govt. approved rate**Land Area/BuiltUp
Area/Saleable 0
Area(Sq.Ft.) :Land 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-26-126990	2026-07-24 11:08:03.0	NON HOME LOAN	HL - AG REGULAR - PLOT + CONSTRUCTION - RESALE	
HRQ-26-170444	2026-09-30 13:40:27.0	NON HOME LOAN	HL - AG PREMIUM - HOME PURCHASE - RESALE	
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) NOTARIZED ATS MADE BETWEEN GUNDAJI RAGHUNATH JADHAV AND ANUSAYA VASANTRAO SURYAWANSHI- CONSIDERATION- RS. 43,31,000/- 2) SALE DEED IN THE NAME OF ANUSAYA VASANTRAO SURYAWANSHI WITH 1 OTHER- REG. NO. 5014/2023 DATED 01/12/2023. 3) NA ORDER ISSUED BY TAHASILDAR, NILANGA, REF. NO. 2023/JAMA/NA/CR-40 DATED 17/10/2023. 4) PLOT LAYOUT ISSUED BY ADTP, LATUR- REF. NO. 2981 DATED 18/09/2023. 5) ASSESSMENT EXTRACT ISSUED BY GP OFFICE DAPAKA, DATED-30/09/2026, PAGE NO.10, REG. NO.08, AND TAX RECEIPT OF OF DATED30/09/2026 /// REMARKS /// 6) PLOT AREA CONSIDERED FROM SALE DEED AND BUA

CONSIDERED AS PER ON-SITE MEASUREMENT. 7) PROPERTY WAS IDENTIFIED THROUGH PROVIDED DOCUMENTS AND LOCAL ENQUIRY.

Visited By : TRUEMARK ADVISORS LLP_HFC
Visited User Type: TECHNICAL AGENCY
Entered By : TRUEMARK ADVISORS LLP
Approver ID : HE008008

Visited On : 30-Sep-2026
Approved On : 30-Sep-2026
Entered On : 30-Sep-2026
Approver Name : GANESH PAWAR

Approver Designation : TECHNICAL MANAGER

Approver Remarks : OK TO PROCEED UNDER AG. THIS IS RESALE PURCHASE CASE. NA ORDER, LAYOUT, TAX ASSESSMENT, AND TAX PAID RECEIPT RECEIVED. THE PLOT AREA AS PER DEED AND BUILT-UP AREA WITHIN THE PERMISSIBLE LIMIT IS CONSIDERED FOR THE VALUATION. THE PROPERTY IS LOCATED IN DEVELOPING AREA.

Recommender Name :

Recommender Remark :

Recommender Flag : Recommended

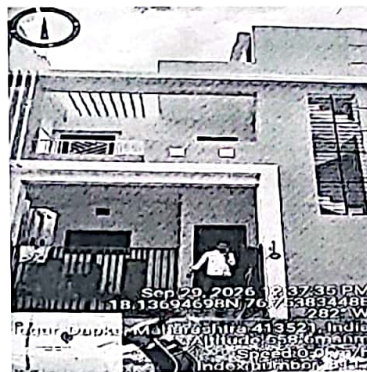
Conditional Remark :

Request Report Type : FRESH

	Image / Document :1	Image / Document :2
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Attached Documents

Attached Images



Longitude 76.753833

76.753833

Latitude 18.136944

18.136944

Geo Location QPMCM BALAJI NAGAR GHADGE
NAGAR UNDEFINED

QPMCM BALAJI NAGAR GHADGE
NAGAR UNDEFINED

Image Taken Date

OD Request List

Satellite Image	Route Image
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Omnicdocs Files

Document Name	Uploaded Stage	Uploaded By / Uploaded On	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-29 AT 12.47.56 PM (1).JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 30-SEP-2026 16:27:53			
WHATSAPP IMAGE 2026-09-29 AT 12.47.57 PM (3).JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 30-SEP-2026 16:27:58			
WHATSAPP IMAGE 2026-09-29 AT 12.47.58 PM (2).JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 30-SEP-2026 16:28:04			
WHATSAPP IMAGE 2026-09-29 AT 12.48.00 PM (2).JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 30-SEP-2026 16:28:11			
WHATSAPP IMAGE 2026-09-29 AT 12.48.00 PM.JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 30-SEP-2026 16:28:18			
WHATSAPP IMAGE 2026-09-29 AT 12.48.03 PM (1).JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 30-SEP-2026 16:28:25			
WHATSAPP IMAGE 2026-09-29 AT 12.48.04 PM.JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 30-SEP-2026 16:28:34			

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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The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and prevailing market rates for similar properties and on the facts and confirmation provided by the client ("Client") or his professional advisor or any other party on behalf of the Client as on date of assessment, which the Client represents to be complete and accurate in all respects. Report contains no representations or warranties of any kind. The Client should exercise appropriate due diligence with respect to the property, including approval status, legal and tax diligence, prior to taking of any decision. Compliance with statutory requirements applicable for construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any role in construction and pricing of the project / Property.

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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