

INDIVIDUAL TECHNICAL REPORT

Request ID : HRQ-26-167191 **Application No :** 77000357959
Customer Name : VIJAYKUMAR KALYANAPPA TORKADE **Branch :** (10097) LATUR
Channel Name : LOS_CHANNEL **Business Group :** HFCMORTGAGES
Report Type : HFC **Product Name :** NHL - PRIME NHL - NRP
- RESALE
Product Type : NON HOME LOAN **Loan Property Type :** SELF OCCUPIED

Property Details

Property Type : COMMERCIAL **Unit Type :** FLOOR
Unit No : 01 **Road Width (Feet):** 20
Property Address : BUILDING ON CTS NO. 4447 EAST PART,
M.C.H. NO. **Country :** INDIA
27/307, SHEET NO. 43, SAMATA NAGAR,
INFRONT OF **State :** MAHARASHTRA
GANDHI DENTAL CLINIC, AT OSMANABAD
(DHARASHIV) **City :** SOLAPUR
TAL. AND DIST. OSMANABAD
(DHARASHIV) 413501 **Nearby Landmark :** INFRONT OF GANDHI
DENTAL CLINIC
Collateral Id : I26SUR501-090837 **Pincode :** 413501

Legal Address :

BUILDING ON CTS NO. 4447 EAST PART, M.C.H. NO. 27/307, SHEET NO. 43, SAMATA NAGAR, INFRONT OF GANDHI
DENTAL CLINIC, AT OSMANABAD (DHARASHIV), TAL. AND DIST. OSMANABAD (DHARASHIV) 413501

Contact Details

Name : VIJAYKUMAR KALYANAPPA TORKADE
Customer Mobile No : 9881301989 **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
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Boundaries on Site

Directions	As Per Sale Deed	Actual At Site
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East :	CTS NO. 4446	CTS NO. 4446
West :	CTS NO. 4447 PART OF MADHAV GOVINDRAO KULKARNI	CTS NO. 4447 PART OF MADHAV GOVINDRAO KULKARNI
North :	CTS NO. 4448	CTS NO. 4448
South :	DP ROAD	ROAD
Boundary Matching :	YES	

Property Details

Plot Area : 1500 **Plot Demarcated At Site :** YES
Approved Land Use : MIXED USAGE **Infrastructure Of The Surrounding Area :** GOOD

Nature Of Locality : UNDER DEVELOPMENT

Class Of Locality : MIDDLE CLASS AREA

Property Area : 1714

Property Location : MUNICIPAL COUNCIL

Distance From City
Center(Km) : 1

Distance Travelled From Operating Office : 154

No. Of Floors : 1

Type Of Property : COMMERCIAL PREMISE

Cost Of Construction : 1600

Report Condition : PROPERTY NOT VISITED -
CUSTOMER APPOINTMENT
ISSUE

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	7			2 SHOP AND 5 ROOM COMMERCIAL
FIRST FLOOR	3	1	1	2 ROOMS COMMERCIAL AND 1RK RESIDENTIAL
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/
Home Extension : 21

Status Of Occupancy : OCCUPIED

Occupied By : VIJAYKUMAR TORKADE AND TENANT

Relationship Of Occupant
With Customer : SELF AND TENANT

Occupied Since : 2005

Residual Age Of Property : 39

Valuation

Description	Area(in Sq.Ft)	Rate(Per Sq.Ft)	Amount
LANDAREA	1500	3500	5250000
CARPET AREA	1428	0	0
SUPER BUILT UP/SELLABLE AREA	1714	1600	2742400
OTHER 1	1	0	0
OTHER 2	1	0	0
TOTAL			7992400

Realizable Value :

79,92,000

Realizable Value in Words :

Seventy Nine Lakh Ninety Two Thousand

Valuation as per Govt. approved rate

Land Area/BuiltUp
Area/Saleable Area : 0
Area(Sq.Ft.) :

Constructed Area : 1

Total Value : 1

Land Area/BuiltUp
Area/Saleable Area : 0
Rate(Per Sq. Ft.) :

Constructed Rate : 1

Floorwise Building Usage : MIXED UASAGE

Request Code	Request Date	Parent Prod.Type	Product Type
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HRQ-26-162612	2026-09-19 13:46:08.0	NON HOME LOAN	NHL - RNHL - NRP - RESALE
HRQ-26-167191	2026-09-25 12:31:42.0	NON HOME LOAN	NHL - PRIME NHL - NRP - RESALE
HRQ-26-162648	2026-09-19 14:24:20.0	HOME LOAN	HL - AG REGULAR - 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) DRAFT ATS MADE BETWEEN VIJAYKUMAR KALYANAPPA TORKADE AND MUJJAMMIL ABDULKARIM KHAN, MUDASSAR ABDULKARIM KHAN- CONSIDERATION- RS. 82,00,000/- 2) SALE DEED IN THE NAME OF MUJJAMMIL ABDULKARIM KHAN AND MUDASSAR ABDULKARIM KHAN WITH REG. NO. 4888/2014 DATED 07/11/2014. 3) PR CARD WITH PU ID- 75939888263 DATED 28/07/2021. 4) CTS MAP. 5) TAX RECEIPT ISSUED BY MUNICIPAL COUNCIL, DHARASHIV. 6) TAX ASSESSMENT ISSUED BY MUNICIPAL COUNCIL, DHARASHIV- JAVAK NO. 572/2026 DATED 01/09/2026. /// REMARKS /// 7) PLOT AREA CONSIDERED FROM SALE DEED AND BUA CONSIDERED AS PER TAX ASSESSMENT FOR VALUATION. 8) PROPERTY WAS IDENTIFIED THROUGH PROVIDED DOCUMENTS AND LOCAL ENQUIRY. 9) THE REPORT WAS SUBMITTED PREVIOUSLY UNDER REQUEST ID- HRQ-26-162612 AND APPLICATION NO. 77000357959.

Visited By : TRUEMARK ADVISORS LLP_HFC

Visited On : 25-Sep-2026

Visited User Type: TECHNICAL AGENCY

Approved On : 25-Sep-2026

Entered By : TRUEMARK ADVISORS LLP

Entered On : 25-Sep-2026

Approver ID : HE008008

Approver Name : GANESH PAWAR

Approver Remarks : OK TO PROCEED. THE PR CARD, CTS MAP, TAX PAID RECEIPT, AND TAX ASSESSMENT RECEIVED. THE BUILT-UP AREA AS PER TAX ASSESSMENT (WITHIN THE PERMISSIBLE LIMIT) IS CONSIDERED FOR THE VALUATION. THE PROPERTY IS 21 YEARS OLD. A TENANT NOC MUST BE DOCUMENTED. THE MAJORITY PORTION IS UTILIZED FOR THE COMMERCIAL PURPOSE HENCE THE REPORT IS CATEGORIZED UNDER COMMERCIAL PRODUCT AND TOTAL BUA ADOPTED FOR CALCULATIONS. ADDITIONAL REPORT UPDATE DUE TO ERROR WITH PREVIOUS REPORT IN VELOCT APPLICATION.

Approver Designation : TECHNICAL MANAGER

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 76.038686

76.038686

Latitude 18.191228

18.191228

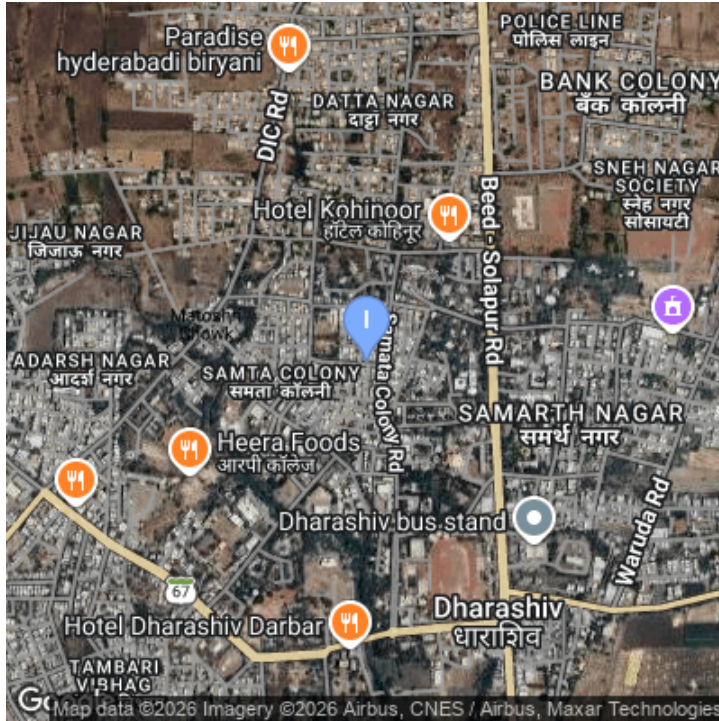
Geo Location RQF ANAND NAGAR SAMTA COLONY

RQF ANAND NAGAR SAMTA COLONY

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 2026-09-21 AT 12.30.56 PM.JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 25-SEP-2026 13:24:46			
WHATSAPP IMAGE 2026-09-21 AT 12.27.56 PM.JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 25-SEP-2026 13:23:42			
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WHATSAPP IMAGE 2026-09-21 AT 12.30.46 PM.JPEG	INDIVIDUAL SITE VISIT	TRUEMARK ADVISORS LLP - (HTA2025013) / 25-SEP-2026 13:24:25			

Broker Details

Broker Name: ARVIND DHEKANE

**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
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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 |

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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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