



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159742	Application No.:	77000355513
Customer Name:	Yogesh Sakharam Dhangar	Branch :	(10167) DHULE
Product Name:	Nhl - Micro Lap - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Yogesh Sakharam Dhangar	Mobile :	8551989624 7798940242

PROPERTY ADDRESS

Property Address:	North Part Of Cts No.114 Malmatta No.60/2/1/A,Mauje-Tarhadi Tarf Tarhad,Near Samarth Mitra Mandal Kranti Chauk ,Tal.Shirpur Dist Dhule	Location:	Shirpur
		City:	Dhule
		Pin Code	425405
		State:	Maharashtra
		Country	India
Legal Address:	North Part Of Cts No.114 Malmatta No.60/2/1/A Mauje-Tarhadi Tarf Tarhad Near Samarth Mitra Mandal Kranti Chauk Tal.Shirpur Dist Dhule	Nearby Landmark:	Near Samarth Mitra Mandal Chauk
		Collateral ID:	I26DHU405-087989

PROPERTY DETAILS

Type Of Property:	Bungalow	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:	Yes	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	150
Green Housing:	No	Distance from City Center Km:	1
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	2	1	1	1BHK WC BATH
Second Floor				
Other1				
Other2				
Ground Floor	2	1	1	1BHK WC BATH

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr Yogesh	1
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	1YR	Self	59

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Road	Road	Cts No.115	Cts No.113
Actual on Site	Road	House Of Bhushan Thakare	House Of Lotan Aasaram Patil	Part Of Plot Vedu Dayaram
Boundary	No			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	4

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 PLUS FF RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	446	750	334500
Carpet Area	583	0	0
Super Built Up/Sellable Area	699	1900	1328100
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1662600
% Recommended	100	Realizable Value:	1663000
Realizable Value In Words : Rupees Sixteen Lakh Sixty-Three Thousand			

Visited By:	Truemark Advisors Llp_Hfc	Visited on:	18-Sep-2026
Violations observed (if any):			

Remarks:	null provide docs for valuation 1.correction deed-4005/2025,release deed3596/2024,cts extract and map, gp sanction plan. 2.on site gf plus ff residential building. all work is completed. 3.considering plot area as per deed or cts record. for bua as per gp sanction building plan . as per deed four boundary details are not mentioned. boundary considered as per cts map and site visit.as per site to map south and west boundary mismatch. property is in gp limit tarhadi tarf tarhad.
----------	---

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Truemark Advisors Llp	Entered On:	19-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	19-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under micro lap. cts extract, cts map, gram apnchayat building plan. the four boundaries listed in the documents mismatched with the four boundaries found at the site, an indemnity cum declaration regarding the actual four boundaries to be documented. the property is situated in under developed area and within the limit of gram panchayat.		



Longitude: 74.7017497222223

Latitude: 21.4148438888889

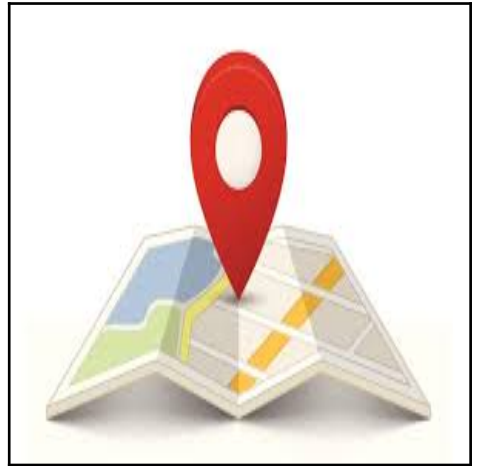
Image Taken



Longitude: 74.7017497222223

Latitude: 21.4148438888889

Image Taken



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.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client.This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.