



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-171210	Application No.:	77000367927
Customer Name:	Mohan Nagorao Ugale	Branch :	(10166) BULDHANA
Product Name:	Apna Ghar Land + Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Mohan Nagorao Ugale	Mobile :	9527653571 9623717854

PROPERTY ADDRESS

Property Address:	Plot No.30 (South Side Part), Survey No.10.1, Malmatta No.2775, Near Hanuman Mandir, Gopal ,Krushna Nagar, At Mauje Nandura, Tal Nandura And ,Dist. Buldhana	Location:	Nandura
		City:	Buldhana
		Pin Code	443404
		State:	Maharashtra
		Country	India
Legal Address:	Plot No.30 (South Side Part), Survey No.10.1, Malmatta No.2775, Near Hanuman Mandir, Gopal Krushna Nagar, At Mauje Nandura, Tal Nandura And Dist. Buldhana	Nearby Landmark:	Near Hanuman Mandir
		Collateral ID:	I26BLD404-097062

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Natute of Location:	Urban	Distance Travelled From Operating	102
Green Housing:	No	Distance from City Center Km:	2
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor	3	1	1	02HK (PROPOSED)

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant	Na	00
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No.27	06 Mtr W Layout Road	Plot No.30 (P) Of Pankaj Jain	Plot No.29
Actual on Site	Plot No.27	Road	Plot No.30 North Side Part	Plot No.29
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:	OPEN VACANT PLOT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	969	1800	1744200
Carpet Area	808	0	0
Super Built Up/Sellable Area	969	1600	1550400
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	3294600
% Recommended	0	Realizable Value:	3295000
Realizable Value In Words : Rupees Thirty-Two Lakh Ninety-Five Thousand			

Visited By:	Ganesh Bhanudas Rathod _Hfc	Visited on:	05-Oct-2026
Violations observed (if any):			

Remarks:	null documents provided /// 1) copy of draft sale deed in favour of mr.mohan nagorao ugale and 01 other 2) copy of sellers sale deed no.1767/2026 dated.12/05/2026 issued by sro nandura 3) copy of 7/12 extract pu-id.10128725248 dated.11/05/2026 issued by gram mahsul adhikari nandura 4) copy of layout plan and na order no.nap/34/nandura bk/7/2002-03 dated.03/09/2002 issued by sdo nandura 5) land area considered as per sale deed 6) as per site investigation plot demarcated 2-side with cement poles and limestone powder 6) layout is not well developed 7) plot should be properly demarcated before final disbursement. 8) property is located within a limits of municipal council nandura. 9) building plan issued by engineer abhijeet jadhao dated 12/10/2026. 10) estimate provided by engineer abhijeet jadhao dated estimate value is rs. 16,36,128.5/- // 1)report is reviwed for construction valuation is added as per provided copy of building plan and estimate. 2) construction valuae is given for proposed structure. 3) construction work not yet started.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

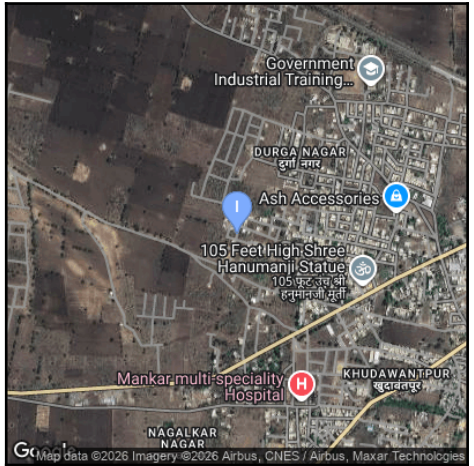
Entered By:	Ganesh Bhanudas Rathod _Hfc	Entered On:	14-Oct-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	14-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under ag, as per the plot is marked with cement poles and documented four boundaries verified with on-site details. engineer building plan received. the built-up area mentioned within the permissible limit. the construction work yet to commenced on-site. the report is reviewed to add on construction area and cost of construction.		



Longitude: 76.445306
Latitude: 20.836610999999998
Image Taken



Longitude: 76.445306
Latitude: 20.836610999999998
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.

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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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