ICICI Home Finance

Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-141266	Application No.:	77000337267
Customer Name:	Shrinivas Purushottam Chopade	Branch :	(10166) BULDHANA
Product Name:	HI - Rhl - Purchase Of Land - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Shrinivas Purushottam Chopade	Mobile :	7517062933 9284303930

PROPERTY ADDRESS

Property Address:	Plot No. 3, Survey No. 300/6/1/300/7, Bodwad Rd,Mundada Layout, Near New Rto Office, Mouje ,Malkapur Part 2,Tq Malkapur Dist Buldhana	Location:	Malkapur (Buldana)
		City:	Buldhana Pin Code 443101
		State:	Maharashtra Country India
Legal Address:	Plot No. 3, Survey No. 300/6/1/300/7, Bodwad Rd,Mundada Layout, Near New Rto Office, Mouje Malkapur Part 2,Tq Malkapur Dist Buldhana	Nearby Landmark:	Near New Rto Office,
		Collateral ID:	I26BLD101-076259

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Natute of Location:	Urban	Distance Travelled From Operating	72
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				OPEN PLOT
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant	Na	0

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. 4 And 5	Bodwad Road	Plot No. 2	12 M Layout Road
Actual on Site	Plot No. 4 And 5	Road	Plot No. 2	Road
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	5356	1200	6427200
Carpet Area	4713	0	0
Super Built Up/Sellable Area	5892	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	6427200
% Recommended	0	Realizable Value:	6427000

Realizable Value In Words : Rupees Sixty-Four Lakh Twenty-Seven Thousand

Visited By:	Mr. Prajyot Wandre	Visited on:	18-Aug-2026
Violations observed (if any):			

Remarks: null | 1) this is plot purchase case. 2) the plot is identified with help of customer,ats four boundaries and layout plan. 3) potential bua is consider as per permissible fsi 1.1. 4) ownership is consider as per ats draft. 5) documents provided - ats draft in the name of shrinivas purushottam chopade from pankaj chimanlal mundada. 6) na order issued by sdo malkapur. 7) layout plan approved by sdo malkapur. 8) 7/12 extract in the name of seller. 9) on site plot is demarcated with layout stones and lime also plot no. is mention on stones.

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map

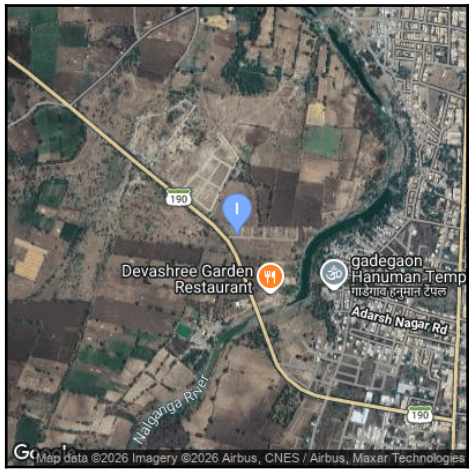
Entered By:	Prajyot Wandre	Entered On:	18-Aug-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			

Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	18-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			

Approver's Comment:	ok to proceed. plot is demarcated using layout stones. na order and sanctioned layout plan from sdo along with 7/12 extract is received. particular layout has low development and habitation as on date while surrounding area is developing.

Longitude:	76.19400777777778
Latitude:	20.873650833333333
Image Taken	

Longitude:	76.19400777777778
Latitude:	20.873650833333333
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.

DISCAIMER: 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.