
Asset Valuation
INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-163514	Application No.:	77000353449
Customer Name:	Bhushan Babasaheb Khande	Branch :	(10147) AHMEDNAGAR
Product Name:	Home Loan-Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Bhushan Babasaheb Khande	Mobile :	9011469536 9923549535

PROPERTY ADDRESS

Property Address:	Flat No 401. Fourth Floor, Mauli Prasad Apartment, Plot No 66/67/68/69, Gat No 288, Behind Supa Hight, At Supa, Tal Parner, Dist Ahilyanagar, (Ahmednagar)	Location:	Supa	Pin Code 414301
Legal Address:	Flat No 401. Fourth Floor, Mauli Prasad Apartment, Plot No 66/67/68/69, Gat No 288, Behind Supa Hight, At Supa, Tal Parner, Dist Ahilyanagar (Ahmednagar)	City:	Ahmednagar	Country India
		State:	Maharashtra	
		Nearby Landmark:	Behind Supa Hight	
		Collateral ID:	I26ADR301-088629	

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Rural	Distance Travelled From Operating	70
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				
Fourth Floor	2	1	1	01BHK
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age
Rcc Structure	Occupied	Mr. Yashwant Thombare	(For Home Improvement/ Home 7
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2019	Saler	53

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No 402	Flat No 408	Open To Sky	Duct And Staircase
Actual on Site	Flat No 402	Open To Sky/Open Terrace	Open To Sky	Duct And Staircase
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	null	Land/Build up/Saleable Rate	null
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	1	Floorwise Usage:	

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	283	0	0
Super Built Up/Sellable Area	382	4300	1642600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1642600
% Recommended	100	Realizable Value:	1643000

Realizable Value In Words : Rupees Sixteen Lakh Forty-Three Thousand

Visited By: Mr. Dipak Gunjal

Visited on: 15-Sep-2026

Violations observed (if any):

Remarks:

null | documents 1)bhushan babasaheb khande and monika janardhan ghadage, yashawant bhanudas thombare. 2) seller sale deed made between monika janardhan ghadage, yashawant bhanudas thombare and pratibha anand shinde reg no 1405/2019 dated 14/03/2019. 3) sanctioned building recommended by assistant director of town planning, ahmednagar, final approved by sub divisional officer, shrigonda-parner reg no karya/2j/n.a.s.r/b.p/68/2017 dated 07/12/2017. 4) na order issued by sub divisional officer, ahmednagar, reg no nasr-9/1999 dated 21/05/1999. 5) construction permisiion issued by sub divisional officer, shrigonda-parner reg no karya/2j/n.a.s.r/b.p/68/2017. /// remark 1) built up area as per sanctioned building plan considered for the valuation. 35 percent loading is considered on carpet area.

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
-----------	----------	-----------	-----------

Entered By: Dipak Gunjal

Entered On: 21-Sep-2026

Recommended by:

Completion Status: Constructed

Recommender's
Comment:

Approver Name:

Ganesh Pawar

Approver ID: HE008008

Designation:

Technical Manager

Approved On: 21-Sep-2026

Approver

Recommendation :

RECOMMENDED

Conditional
Remark:

Approver's
Comment:

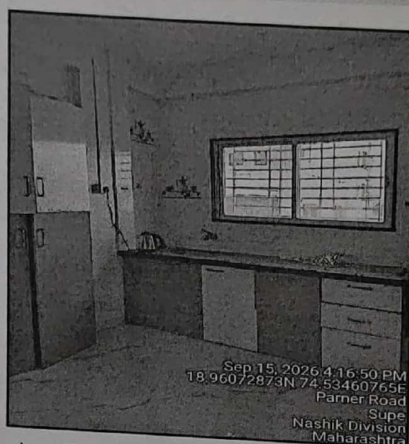
ok to proceed. this is resale purchase case. building plan issued by adtp and construction permission issued by sdo. the property is 07 years old.



Longitude: 74.53434694444444

Latitude: 18.96065833333333

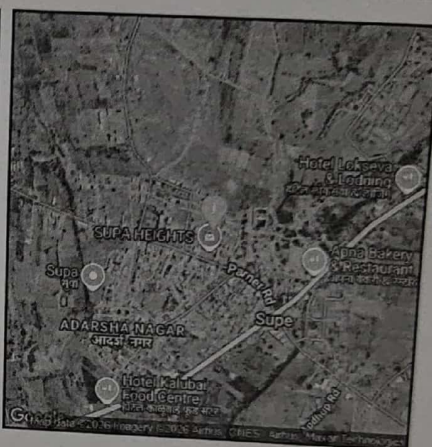
Image Taken 15-SEP-2026 16:19:28



Longitude: 74.53460749999999

Latitude: 18.96072861111111

Image Taken 15-SEP-2026 16:16:50



DECLARATION

I/We hereby 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.