



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-85673	Application No.:	77000280391
Customer Name:	Sandip Dattatray Nalwade	Branch :	(10034) SATARA
Product Name:	HI - RHI - Plot + Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sandip Dattatray Nalwade	Mobile :	9168343532 9960849904

PROPERTY ADDRESS

Property Address:	R S No 222 2 3 4 Plot No 16,Sahara Proeprty,Mouje Songaon Tarf Satara,Tal And Dist Satara	Location:	Satara City
		City:	Satara
		Pin Code	415002
		State:	Maharashtra
		Country	India
Legal Address:	R S No 222 2 3 4 Plot No 16 Sahara Proeprty Mouje Songaon Tarf Satara Tal And Dist Satara	Nearby Landmark:	Near Vitthal Asha Mangal Hall
		Collateral ID:	I26SRA002-047570

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	NO
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:	Gram Panchayat
Natute of Location:	Urban	Distance Travelled From Operating	234
Green Housing:	No	Distance from City Center Km:	11
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant	Vacant	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Other	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No 15	Plot No 17	6 Mtr Wide Road	Property Of Shripati
Actual on Site	Property Of Dongare	Property Of Chavan	6 Mtr Wide Road	Property Of Shripati
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	1

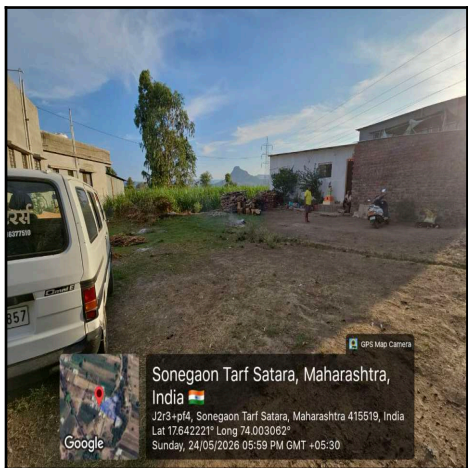
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	OPEN PLOT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1130	1200	1356000
Carpet Area	960	0	0
Super Built Up/Sellable Area	1130	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	1356000
% Recommended	0	Realizable Value:	1356000
Realizable Value In Words : Rupees Thirteen Lakh Fifty-Six Thousand			

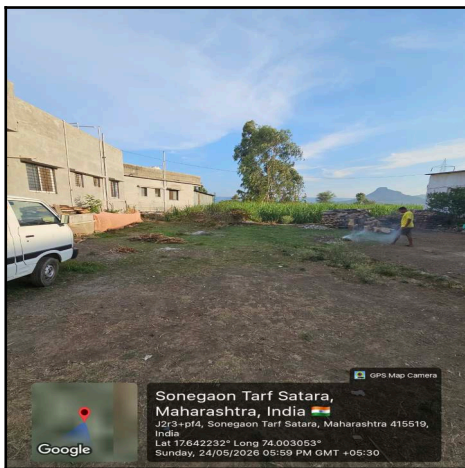
Visited By:	Vishal B Patil_Hfc	Visited on:	24-May-2026
Violations observed (if any):	1) Plot Is Not Demarcated On Site 2) Plot Boundaries Shown By Applicant Measured The Same		
Remarks:	null hl rhl plot construction under construction 1) the said property is open plot 2) we have received copy of i) sale deed having reg no 2880 dt 21/06/2013 in the name of sachin khade ii) draft agreement execuetsd between sandip nalwade and sachin khade iii) individual 7/12 for r s no 222/2/3/4 plot no 16 iv) na order and approved layout having no 13 dt 06/05/2013 issued by sdo satara for valuation 3) we have considered area as per deed and bua as per permissible 1 fsi 4) correct lat long details 17.642221,74.003062		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
SANDIP NALWADE (1).JPEG	NULL	NULL	
SANDIP NALWADE (7).JPEG	21.130782777777778	72.81599972222222	
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SANDIP NALWADE (2).JPEG	21.130420833333332	72.82081416666666	

Entered By:	Vishal Patil	Entered On:	25-May-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	25-May-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. property to be demarcated before cheque hand over.		



Longitude: 74.003062
Latitude: 17.642221
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Longitude: 74.003062
Latitude: 17.642221
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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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