



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-173414	Application No.:	77000370768
Customer Name:	Sagar Mohan Khairnar	Branch :	(10167) DHULE
Product Name:	Nhl - Micro Lap - Lap Residential - Top Up For Existing	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Sagar Mohan Khairnar	Mobile :	8669000871 7798940242

PROPERTY ADDRESS

Property Address:	Plot No 44b(West Part) Sr. No. 15/1 Dhanay Nagar,B/H Nursing College Shirpur Road ,Mauje-Kharde Budruk Tal. Shirpur, Dist Dhule,425405.	Location:	Shirpur
		City:	Dhule
		Pin Code	425405
		State:	Maharashtra
		Country	India
Legal Address:	Plot No 44b(West Part) Sr. No. 15/1 Dhanay Nagar B/H Nursing College Shirpur Road Mauje-Kharde Budruk Tal. Shirpur, Dist Dhule 425405.	Nearby Landmark:	B/H Nursing College Shirpur Road
		Collateral ID:	I26DHU405-095815

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	120
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr Khairnar	4
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2022	Self	56

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Part Of Plot No.44b And	Plot No.44a	Road	Sr No.106
Actual on Site	Part Of Plot No.44b	Plot No.44a	Road	Sr No.106
Boundary	Yes			

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 2 RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	559	1700	950300
Carpet Area	686	0	0
Super Built Up/Sellable Area	823	1400	1152200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2102500
% Recommended	100	Realizable Value:	2103000

Realizable Value In Words : Rupees Twenty-One Lakh Three Thousand

Visited By:	Truemark Advisors Llp_Hfc	Visited on:	08-Oct-2026
Violations observed (if any):			
Remarks:	null 1. this is a int. top up case. prev application no.7793611106 and area adress provided on mail. 2.provided docs sale deed-1568/2021 on the name of sagar mohan khairmar,na order-nasr39/kv/574/14 date-18/11/2014-sdo shirpur,layout plan-668 date-6/07/2013 town planner dhule,engineer building plan for valuation.3.plot area considered as per deed and bua as per engineer building plan for calculation. 4.as on site gf plus 2 residential building. on site sf 1room having gi roofing same is not considered. 5.as per er plan gf plus ff same bua is considered. 6.subject property is in kharde budruk gp limit,which is adj to shirpur municipal council location.7.the final valuation has been concluded basis comparative market valuation approach and rates are cross-verified with the rates prevalent in the nearby localities. 8.this is only valuation report and it does not contain any legal aspect.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Truemark Advisors Llp	Entered On:	08-Oct-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	09-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended.		



Longitude: 74.8743408333332
Latitude: 21.33392
Image Taken

Longitude: 74.8743408333332
Latitude: 21.33392
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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