



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-135539	Application No.:	77000329537
Customer Name:	Sunil Prakash Patni	Branch :	(10147) AHMEDNAGAR
Product Name:	Nhl - Rnhl - Lap Residential - Top Up For Existing	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Sunil Prakash Patni	Mobile :	9595989817 8928818252

PROPERTY ADDRESS

Property Address:	Residential Bungalow On Plot No 25,,Gat No 268/1, Opposite To Lakhotiya Mall Shikshak , Colony, Belapur Pedhgaon Road At Belapur Bk,Tal Shrirampur And Dist Ahilyanagar (Ahmednagar)	Location:	Belapur		
		City:	Ahmednagar	Pin Code	413715
Legal Address:	Residential Bungalow On Plot No 25, Gat No 268, Opposite To Lakhotiya Mall, Shikshak Colony, Belapur Pedhgaon Road At Belapur Bk, Tal Shrirampur And Dist Ahilyanagar (Ahmednagar)	State:	Maharashtra	Country	India
		Nearby Landmark:	Opposite To Lakhotiya Mall, Shikshak		
		Collateral ID:	I26ADR715-083158		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Rural	Distance Travelled From Operating	50
Green Housing:	No	Distance from City Center Km:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other2				
Ground Floor	3	1	2	2 BHK PROPOSED
First Floor	3	1	2	2 BHK PROPOSED
Second Floor				
Other1				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr Patni	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2026	Self Occupied	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No 24	Gat No 266	Belapur Padhegaon Road	Plot No 26
Actual on Site	Property Of Rajendra Vaidya	Property Of Naik Agri	Road	Property Of Gorakh Unde
Boundary	Yes			

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

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:	PROPOSED RESIDENTIAL

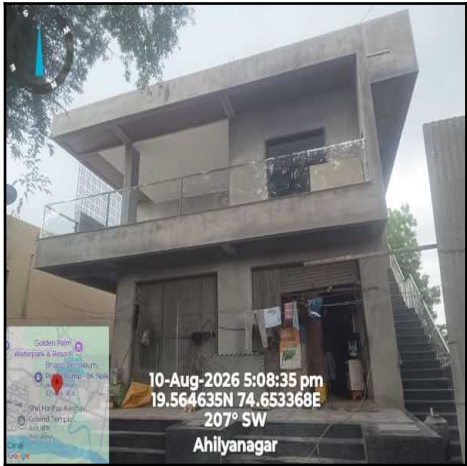
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2442	900	2197800
Carpet Area	1818	0	0
Super Built Up/Sellable Area	2182	1800	3927600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6125400
% Recommended	100	Realizable Value:	6125000

Realizable Value In Words : Rupees Sixty-One Lakh Twenty-Five Thousand

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	10-Aug-2026
Violations observed (if any):	Nill		
Remarks:	null 1) subject property is proposed residential building ground floor plus 1 upper floor 2) technical visit done by rushikesh and report made by vaishnavi 3) latitude 19.564528, longitude 74.653333 4) na order no 23/2019, dt 11/02/2019 is issued by tahsil office shirampur for residential purpose 5) construction permission letter is issued by bdo, panchayat samiti, shrirampur reff no 1071/2020, dt 23/11/2020 6) building plan is issued by z p pw sdo shrirampur reff no 3339/2020, dt 04/11/2020 7) sale deed between akash mannulal patani and shantilala motilal bairagi reff no 2252/1986, dt 21/10/1986 8) plot area is consider as per sale deed and bua is consider as per building plan. 9) as per site visit 02 shops are observed on ground floor, same is not considered for the valuation. 10) as per site observation construction status is rcc, b/w, i/e plastering, flooring is completed and furniture work is in progress.11) internal furniture work is in progress hence customer occupied in the ground floor shop. 12) this is internal top up case old application number is 7791380098.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

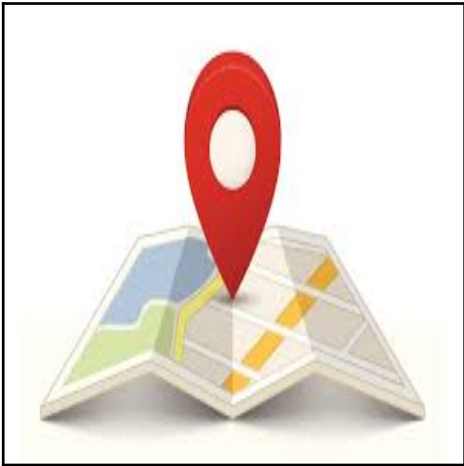
Entered By:	Propedge Valuations Pvt L	Entered On:	04-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	04-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved. internal top up case. value is in line with current market		



Longitude: 74.653333
Latitude: 19.564528
Image Taken 10-AUG-2026 17:08:35



Longitude: 74.653333
Latitude: 19.564528
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.

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.