



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-120207	Application No.:	77000317234
Customer Name:	Aarti Baliram Satpute	Branch :	(10097) LATUR
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Aarti Baliram Satpute	Mobile :	9420300743 7020273692

PROPERTY ADDRESS

Property Address:	Flat No. 105, 1st Floor, Wing-C, Sadguru Apartment, On Plot No. 03, 33, 34, 35, Gut No. 102 (Part), Shivraya Nagar, Ashtvinayak Nagar, At Taroda (Kh), Tal. And Dist. Nanded	Location:	Nanded Naya Mondha / H.O
Legal Address:	Flat No. 105, 1st Floor, Wing-C, Sadguru Apartment, On Plot No. 03, 33, 34, 35, Gut No. 102 (Part), Near Hotel Vaghdara Pure Veg Restaurant, Shivraya Nagar, Ashtvinayak Nagar, Nanded-Malegaon Road, At Taroda (Kh), Tal. And Dist. Nanded	City:	Nanded Pin Code 431601
		State:	Maharashtra Country India
		Nearby Landmark:	Near Hotel Vaghdara Pure Veg Restaurant
		Collateral ID:	I26NDD601-068821

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	9
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
First Floor	2	1	1	1-BHK FLAT
Second Floor				
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	15
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	45

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Main Entrance And Passage	Wing-B Apartment	Passage	Flat No.106
Actual on Site	Staircase And Passage Area	Wing-B Apartment	Apartment Passage / Open	Flat No.106
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	1-BHK FLAT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	499	0	0
Super Built Up/Sellable Area	649	4000	2596000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2596000
% Recommended	100	Realizable Value:	2596000

Realizable Value In Words : Rupees Twenty-Five Lakh Ninety-Six Thousand

Visited By:	Ganesh Bhanudas Rathod _Hfc	Visited on:	25-Jul-2026
Violations observed (if any):			
Remarks:	null documents provided // 1) copy of draft sale deed 2) copy of sellers sale deed no.7594/2010 dated.06/12/2010 issued by sro nanded-2 3) copy of approved building plan issued by grampanchayat taroda kh 4) copy of namuna no.08 dated.16/02/2008 issued by grampanachayat taroda kh 5) copy building construction permission dated.26/07/2008 issued by grampanchayat taroda kh 6) copy of na order no.1986/nma/111/cts.cr.7886 dated.30/03/1986 issued by collector nanded 7) copy of approved layout plan issued by grampanchayat taroda kh 8) bua is considered by applying 30 percent loading on the carpet area as per the sale deed. the carpet area is 499 sq.ft., plus thirty percent loading (150 sq.ft.), resulting in a considered built-up area (bua) of 649 sq.ft. 9) property is located within a limits of municipal corporation nanded		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Ganesh Bhanudas Rathod _Hfc	Entered On:	25-Jul-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	26-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the property is 15 years old. the na order and layout received. the property is situated within municipal corporation limit. a latest tax assessment and tax receipt should be documented before further process.		



Longitude: 77.295641
Latitude: 19.195037
Image Taken

Longitude: 77.295641
Latitude: 19.195037
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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