



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-174830	Application No.:	77000369857
Customer Name:	Vishal Wamanrao Lahane	Branch :	(10166) BULDHANA
Product Name:	HI - Ag Premium - Plot + Construction - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Vishal Wamanrao Lahane	Mobile :	9689454546 9898989890

PROPERTY ADDRESS

Property Address:	Plot No 31 South Part And Plot No 32,,Gat No 65, Near Hanuman Mandir, ,Chikhali Road, Mouje Sundarkhed,,Tah And Dist Buldhana 443001	Location:	Buldana H O
		City:	Buldhana Pin Code 443001
		State:	Maharashtra Country India
Legal Address:	Plot No 31 South Part And Plot No 32, Gat No 65, Near Hanuman Mandir, Chikhali Road, Mouje Sundarkhed, Tah And Dist Buldhana 443001	Nearby Landmark:	Chikhali Road Near Hanuman Mandir
		Collateral ID:	I26BLD001-094796

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Rural	Distance Travelled From Operating	8
Green Housing:	No	Distance from City Center Km:	03
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Approved Layout	Layout 9 M Wide Road	Remaining Part Of Plot No 31	Plot No 45 And 46
Actual on Site	Jagtap House / Approved	Layout Road	H O Gajanan Sardar /	Lahane And Avate House /
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:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2906	3000	8718000
Carpet Area	2663	0	0
Super Built Up/Sellable Area	3196	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	8718000
% Recommended	0	Realizable Value:	8718000

Realizable Value In Words : Rupees Eighty-Seven Lakh Eighteen Thousand

Visited By:	Reckoner Technical Service Private Limited_Hfc	Visited on:	09-Oct-2026
Violations observed (if any):			
Remarks:	null 1. this is purchase of land case 2. said property is open plot, demarcated by walls of adjacent property and on front side by steel fencing 3. documents provided includes copy of draft sale deed in the name of vishal vamanrao lahane, copy of sale deed in the name of rajendra namdeo dongardive with sr no 4382-2009 dated on 11/12/2009, na order of tahsildar vide order no nap-34/sundarkhed(sukalkhed)/25/1987-1988 dated on 09/06/1988, layout plan of tp 4. plot area in valuation is taken from sale deed and bua is taken as per permissible fsi of 1.1, this is to be noted 5. said plot is amalgamation of plot no 31 and 32 and amalgamation plan for same is not obtained, this is to be noted.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

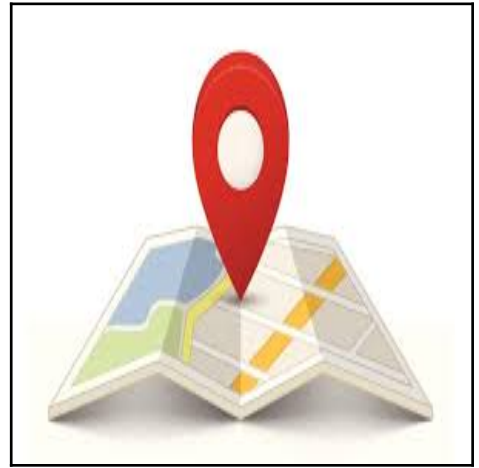
Entered By:	Ashish Kedar	Entered On:	12-Oct-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	12-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed, as per the plot is marked with adjoining wall boundaries and wire fencing. also, documented four boundaries verified with on-site details. the carpet area and built-up area mentioned as per permissible limit. the construction work yet to commenced on-site. the building required to be documented prior to funding for construction purpose. the property is situated in developing area. only land value updated.		



Longitude: 76.19339000000001
Latitude: 20.514076944444444
Image Taken 09-OCT-2026 16:25:31



Longitude: 76.19339000000001
Latitude: 20.514076944444444
Image Taken 09-OCT-2026 16:25:10



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.