



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-148565	Application No.:	77000337708
Customer Name:	Sandip Ashok Gaikwad	Branch :	(10147) AHMEDNAGAR
Product Name:	Apna Ghar - Home Loan - Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Sandip Ashok Gaikwad	Mobile :	9930292844 7378403566

PROPERTY ADDRESS

Property Address:	Residential Bungalow On Plot No 2 And 3 Gat No ,31/40, Datta Nagar, Backside Of Kanya School,Loni Nirmal Pimpri Road, At Loni Kh, Tal Rahata,Dist Ahilyanagar (Ahmednagar)	Location:	Loni Khurd		
		City:	Ahmednagar	Pin Code	413713
Legal Address:	Residential Bungalow On Plot No 2 And 3 Gat No 31/40, Datta Nagar, Backside Of Kanya School, Loni Nirmal Pimpri Road, At Loni Kh, Tal Rahata And Dist Ahilyanagar (Ahmednagar)	State:	Maharashtra	Country	India
		Nearby Landmark:	Backside Of Kanya School,Loni		
		Collateral ID:	I26ADR713-081121		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
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	40
Green Housing:	No	Distance from City Center Km:	20
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
First Floor				
Second Floor				
Other1				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	16
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	44

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No 3 Part	Gat No 31 Part	12 Ft Road	Gat No 31 Part Property Of
Actual on Site	Open Plot	Adj Building	Road	Adj Property
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:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2153	1200	2583600
Carpet Area	864	0	0
Super Built Up/Sellable Area	945	1800	1701000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4284600
% Recommended	100	Realizable Value:	4285000

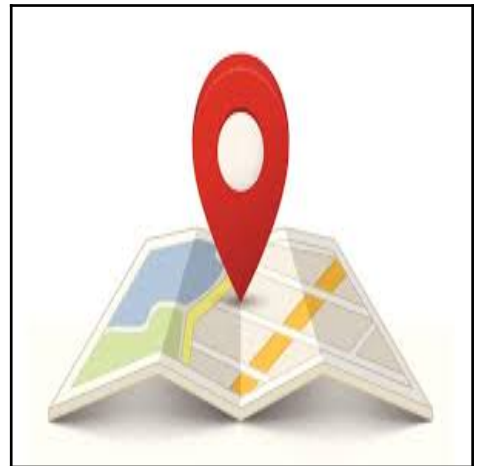
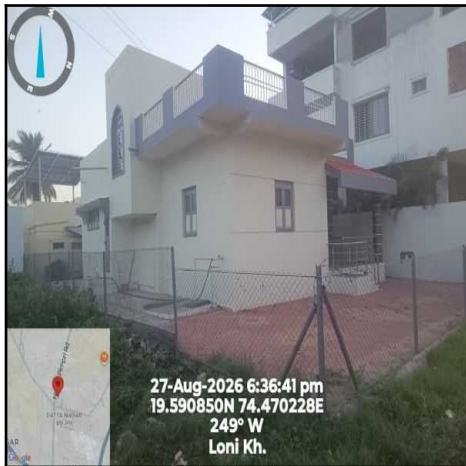
Realizable Value In Words : Rupees Forty-Two Lakh Eighty-Five Thousand

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	27-Aug-2026
Violations observed (if any):	Nill		

Remarks:	null 1) subject property residential ground floor 2) technical visit done by rushikesh and report made by vaishnavi. 3) latitude 19.590738 longitude 74.470135 4) draft deed between sandip ashok gaikwad and savita suresh mandlik dated on 21/08/2026 5) na order is issued by tahsildar office shrirampur reff no 30/1986, 19/05/1986 6) tax assessment is issued by grampanchayat loni year of 2025-26 to 2028-29 dated on 14/05/2026 7) plot area as per sale deed and bua as per tax assessment is consider for the valuation.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Propedge Valuations Pvt L	Entered On:	28-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	28-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under ag. this is resale purchase case. the property situated in underdeveloped area. the age of the property is 16 years. the na order and tax assessment received. the property is well maintained. the latest tax paid receipt to be documented.		



Longitude: 74.470135
Latitude: 19.590737999999998
Image Taken 27-AUG-2026 18:36:41

Longitude: 74.470135
Latitude: 19.590737999999998
Image Taken 27-AUG-2026 18:40:57

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.

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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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