



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-173075	Application No.:	77000371428
Customer Name:	Dipak Ramkisan Garde	Branch :	(10166) BULDHANA
Product Name:	Nhl - Micro Lap - Lap Residential - Bt + Top Up	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Dipak Ramkisan Garde	Mobile :	9922553136 8788301880

PROPERTY ADDRESS

Property Address:	Entire Building On Plot No.01, Gph No.1391, Gut No,755/3, Opp. Maharashtra Medical, At Mauje,Sultanpur, Tal.Lonar And Dist. Buldhana	Location:	Bisharatganj		
		City:	Buldhana	Pin Code	443302
		State:	Maharashtra	Country	India
Legal Address:	Entire Building On Plot No.01, Gph No.1391, Gut No,755/3, Opp. Maharashtra Medical, At Mauje Sultanpur, Tal.Lonar And Dist. Buldhana	Nearby Landmark:	Opp. Maharashtra Medical		
		Collateral ID:	I26BLD302-094920		

PROPERTY DETAILS

Type Of Property:	Commercial Premise	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:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	155
Green Housing:	No	Distance from City Center Km:	12
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	4	0	0	1-MEDICAL,1-GENRAL WARD, 1-DR.CABIN 1-
First Floor	4	1	2	4-BHK RESIDENTIAL
Second Floor	4	0	4	4-ROOMS AND TB
Third Floor	1	0	1	1-ROOM AND TB, OPEN TERRACE
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr.Garde And Tenant	08
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good		Self And Tenant	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	15 Ft Road	Land Of Mr.Sattar Hazi	Veni Borkhedi Road	Land Of Mr.Madan Bobde
Actual on Site	Road	House Of Mr.Sattar Hazi	Road	Land Of Mr.Madan Bobde
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	974	4100	3993400
Carpet Area	1091	0	0
Super Built Up/Sellable Area	1364	1800	2455200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6448600
% Recommended	100	Realizable Value:	6449000

Realizable Value In Words : Rupees Sixty-Four Lakh Forty-Nine Thousand

Visited By:	Ganesh Bhanudas Rathod _Hfc	Visited on:	07-Oct-2026
Violations observed (if any):			
Remarks:	null documents provided // 1) copy of sale deed no.2193/2021 dated.06/10/2021 issued by sro lonar 2) copy of 7/12 extract dated.02/10/2021 issued by talathi sajja sultanpur 3) copy of namuna no,08 dated.17/09/2021 issued by gp sultanpur 4) copy of layout plan and na order no.nap/34/sultanpur/10/86/87 dated.10/07/1987 issued by tehsildar lonar 5) plot area is considered as per sale deed 6) property is located within a limits of gp sultanopur 7) copy of architects building plan er. anil bharkal reg no.state/r/2026/apl/26527 8) copy of layout plan and na order no.nap/34/sultanpur/1086-87 dated.10/07/1987 issued by tehsildar lonar 9) as per architects building bua is 2174 sq.ft hence bua is considered as per 1.4 permissible fsi. // case is relogin due to change in application. old application no.77000328664		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:

Ganesh Bhanudas Rathod _Hfc

Entered On:

07-Oct-2026

Recommended by:

Completion Status:

Constructed

Recommender's Comment:

Approver Name:

Amol Jadhav

Approver ID:

HE009909

Designation:

Senior Product Manager

Approved On :

07-Oct-2026

Approver Recommendation :

RECOMMENDED

Conditional Remark:

Approver's Comment:

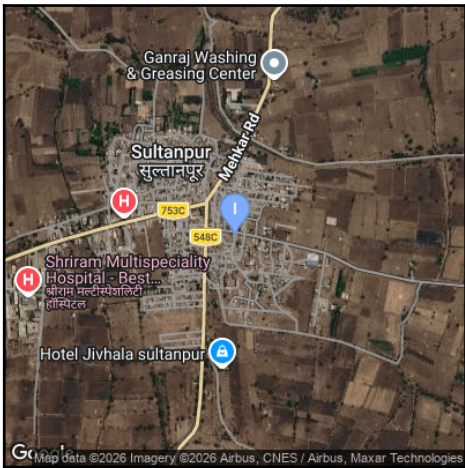
approved as recommended



Longitude: 76.520839
Latitude: 20.084932
Image Taken



Longitude: 76.520839
Latitude: 20.084932
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.