



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-169313	Application No.:	77000367466
Customer Name:	Atul Damodhar Pawar	Branch :	(10048) AKOLA
Product Name:	HI - RHI - Purchase Of Land - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Atul Damodhar Pawar	Mobile :	9860144268 8846423538

PROPERTY ADDRESS

Property Address:	Plot No. 8, Survey No. 151/01, Near Khandagale ,Hospital, Siddhart Nagar, Mouje - Chikhalibhag 1, ,Taluka Chikhali, District - Buldhana443201.	Location:	Chikhli Buldana
		City:	Buldhana Pin Code 443201
		State:	Maharashtra Country India
Legal Address:	Plot No. 8, Survey No. 151/01, Near Khandagale Hospital, Siddhart Nagar, Mouje - Chikhalibhag 1, Taluka Chikhali, District - Buldhana443201.	Nearby Landmark:	Near Khandagale Hospital,
		Collateral ID:	I26BLD201-093721

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	COMMERCIAL
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Rural	Distance Travelled From Operating	200
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Not Visited - Customer		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor	0	0	0	VACANT PLOT

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	12 Mt. Road	Plot No. 6	Plot No. 7	30 Mt. Road
Actual on Site	Road	Plot No. 6 // Mr. Wadwani	Plot No. 7 // Mr. Narayan	Road
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1830	18000	32940000
Carpet Area	1610	0	0
Super Built Up/Sellable Area	2013	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	32940000
% Recommended	0	Realizable Value:	32940000

Realizable Value In Words : Rupees Three Crore Twenty-Nine Lakh Forty Thousand

Visited By:	Unity Construction_Hfc	Visited on:	29-Sep-2026
Violations observed (if any):			
Remarks:	null 1. on-site, there is an open plot. 2. in this case, ats is received in the name of atul damodhar pawar. in this case sale deed is received in the name of mrs. padmavati wasudev waghvani, having deed no. 3247/1982. extract 7/12 is received. subdivision layout is received, approval no. cccea/lt/2026/apl/00053, dt. 05/03/2026, of mc chikali. na order is received, javak no. 1996/2026, dt. 06/05/2026, of mc chikhali. sanction layout copy is received. k-aalekh is received. 3. as per the provided ats draft and as per site measurements, the plot area is 1829 sq.ft. so the same is considered for valuation. 4. in this case, the building plan has not been received, so we have to consider it as per fsi 1.1, so bua is 2013 sq.ft. 5. on-site property situated on an underdeveloped layout. 6. property is identified as per the provided documents and as shown by the applicants. 7. on-siteplot is demarcated with small concrete peg plot no plot numbering and as shown by the applicant. 8. valuation given based on the document provided by icici hfc. 9. case is re logging due to veloct error and same case is re update on application no 77000317248 hrq id hrq-26-127832		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

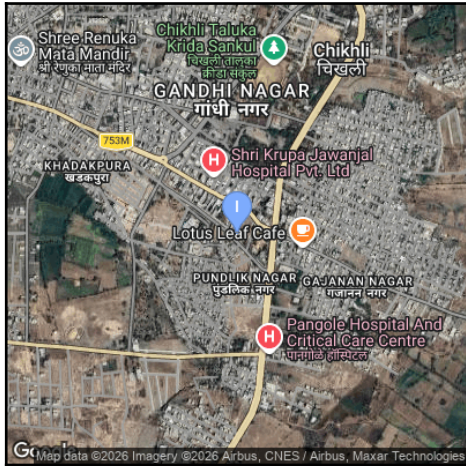
Entered By:	Unity Construction	Entered On:	30-Sep-2026
Recommended by:	Hemant Bagde	Completion Status:	Not Applicable-Land Loan
Recommender's Comment:	Case Is Re Login Due To Velocity Error Case Is Re Update On Application No 77000317248 Hrq-26-127834 Plot Purchase Case Located In Resi Cum Commercial Premises Within Council Limit Of Chikhali Buldhana Plot Demarcated On Site Property Visited By Atm And Tm Rate Have Been Verified		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	30-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 76.261444
Latitude: 20.343028
Image Taken



Longitude: 76.261444
Latitude: 20.343028
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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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.

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