



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-138325	Application No.:	77000328487
Customer Name:	Kunal Pralhad Patil	Branch :	(10167) DHULE
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Kunal Pralhad Patil	Mobile :	9923874592 7798940242

PROPERTY ADDRESS

Property Address:	Plot No.6/B Gat No.432 Part Ekvira Colony,B/H Ddnc Teachers Bank Varul Road ,Mauje Shindkheda Tal.Shindkheda Dist.Dhule	Location:	Sindkheda
		City:	Jalgaon
		State:	Maharashtra
		Pin Code	425406
		Country	India
Legal Address:	Plot No.6/B Gat No.432 Part Ekvira Colony B/H Ddnc Teachers Bank Varul Road Mauje Shindkheda Tal.Shindkheda Dist.Dhule	Nearby Landmark:	Ekvira Colony B/H Ddnc Teachers Bank
		Collateral ID:	I26JLN406-075245

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Council
Nature of Location:	Rural	Distance Travelled From Operating	96
Green Housing:	No	Distance from City Center Km:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	3	1	1	2BHK WC BATH
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenant	22
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good		Tenant	38

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No.6b	Road	Road	Gat No.434 Part
Actual on Site	Plot No.6b	Road	Road	Gat No.434 Part
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	4

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:	GF 2BHK WC BATH

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1291	1000	1291000
Carpet Area	917	0	0
Super Built Up/Sellable Area	1100	1500	1650000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2941000
% Recommended	100	Realizable Value:	2941000
Realizable Value In Words : Rupees Twenty-Nine Lakh Forty-One Thousand			

Visited By:	Mr. Vikas Patil	Visited on:	14-Aug-2026
Violations observed (if any):	Na		
Remarks:	null on site gf 2bhk wc bath residential bungalow. plot area considered as per deed draft and bua considered as per site measurement. as per tax asessment bua mentioned 1291sqft but on site bua is 1100sqft so least is considered for valuation. provided ats draft,seller deed-1376/1999,layout plan-272 dt.3/3/1993 tpo dhule,na order-na/sr/6/94 dt.1/2/1994 sdo dhule,7/12 extract,tax asessment copy for valuation.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Vikas Patil	Entered On:	14-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	14-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the extract 7/12, na order, layout, and tax assessment received. the plot area as per deed and minimum bua as per on-site measurements are considered for the valuation. the age of the property is 22 years. the property is situated in developing area and within municipal council limit. a tenant noc must be documented.		



Longitude: 74.73894

Latitude: 21.27208

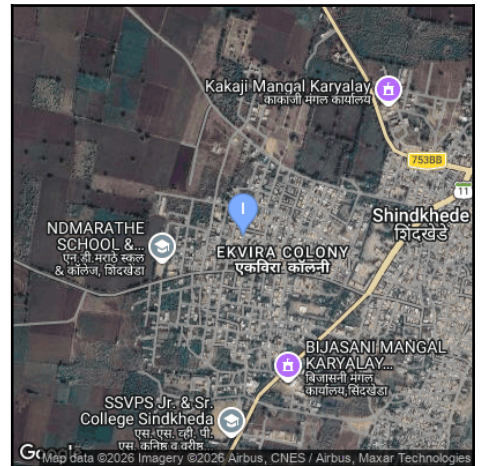
Image Taken



Longitude: 74.73894

Latitude: 21.27208

Image Taken



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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