



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-171823	Application No.:	77000368548
Customer Name:	Mangesh Bhagwan Jadhav	Branch :	(10097) LATUR
Product Name:	HI - Ag Regular - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	In House
Contact Name:	Mangesh Bhagwan Jadhav	Mobile :	9149574501 8806712113

PROPERTY ADDRESS

Property Address:	Bungalow On Plot No.68, Gat No.37, G.P.H. No.,4791/2, Near Vishwashanti Gurukul School, Near ,Madarasa Darul Ulum Sidikiya, Sarswati Nagar, Sai ,Road, At-Arvi, Tal And Dist Latur	Location:	Latur Ho
Legal Address:	Bungalow On Plot No.68, Gat No.37, G.P.H. No.4791/2, Near Vishwashanti Gurukul School, Near Madarasa Darul Ulum Sidikiya, Sai Road, At-Arvi, Tal And Dist Latur.	City:	Latur Pin Code 413512
		State:	Maharashtra Country India
		Nearby Landmark:	Near Vishwashanti Gurukul School, Near
		Collateral ID:	I26LUR512-094191

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	10
Green Housing:	No	Distance from City Center Km:	4
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	2	1	2	1BHK, 2TB, PARKING
First Floor	2		2	2 ROOMS, 2TB
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good		Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	25 Feet Wide Road	Land Of Nitin Gaware And	Private Plot No. 67	Private Plot No. 69
Actual on Site	Road	Adj. House	House Of Jangid On Private	Open Plot
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:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1000	2800	2800000
Carpet Area	1250	0	0
Super Built Up/Sellable Area	1500	1800	2700000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5500000
% Recommended	100	Realizable Value:	5500000
Realizable Value In Words : Rupees Fifty-Five Lakh			

Visited By:	Mr. Balasaheb Shinde	Visited on:	05-Oct-2026
Violations observed (if any):			

Remarks:	null documents // 1) copy of ats draft between mangesh bhagawan jadhav and atmaram kisanrao panchal. 2) copy of seller sale deed on the name of atmaram kisanrao panchal no.7940/2025. dated-29/07/2025. sro lmc-2 3) copy of gunthewari regularization certificate issued by sdo latur, no. 2023/jamabandi/desk-1/gunthewari/cr-386, dated-09/05/2024. 4) copy of gunthewari lay out issued by a.d.t.p. latur, dated-04/01/2024, no. 60, dated-04/01/2024. 4) copy of 7/12 extract digitally signed, no. 29693901239. 5) copy of assessment extract issued by arvi g.p. office, reg. no-14, page no.58, dated- 16/12/2025. //remarks// 6) plot area 1000 sqft is considered as per sale deed and built up area as per site is 1582 sqft however bua as per 1.5 fsi i.e. 1500 sqft is considred for the valuation.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

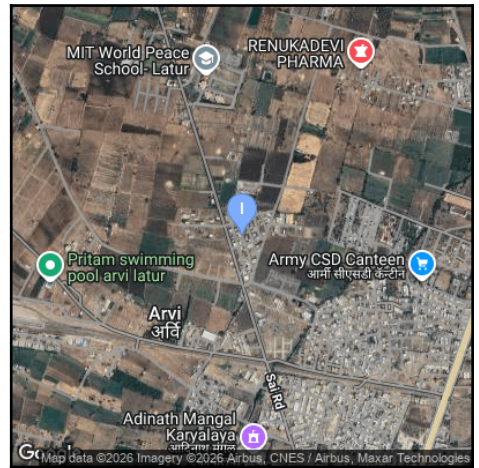
Entered By:	Balasaheb Shinde	Entered On:	05-Oct-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	05-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under ag. this is resale purchase case. the extract 7/12, assessment extract, gunthewari regularization certificate and layout received. the built-up area within the permissible limit is considered for the valuation. extra construction area excluded from calculations. the construction work is recently completed.		



Longitude: 76.566135
Latitude: 18.432401944444447
Image Taken



Longitude: 76.566135
Latitude: 18.432401944444447
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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