



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-155324	Application No.:	77000342856
Customer Name:	Naval Ramchandra Rathod	Branch :	(10019) JALGAON
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Naval Ramchandra Rathod	Mobile :	9975081713 9834057704

PROPERTY ADDRESS

Property Address:	Plot No. 85(North Side Part), Nph No. 3287/85, ,Gat No. 365/1, Dhanpushpa Colony, ,Near Shri Swami Samrtha Kirana, Jamner Shivar, Tal. Jamner, Dist. Jalgaon.	Location:	Jamner
		City:	Jalgaon
		Pin Code	424206
		State:	Maharashtra
		Country	India
Legal Address:	Plot No. 85(North Side Part), Nph No. 3287/85, Gat No. 365/1, Dhanpushpa Colony, Near Shri Swami Samrtha Kirana, Behind Waki Kh. Road, Jamner Shivar, Tal. Jamner, Dist. Jalgaon.	Nearby Landmark:	Near Shri Swami Samrtha Kirana, Behind
		Collateral ID:	126JLN206-088493

PROPERTY DETAILS

Type Of Property:	Row House	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:	Yes	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	110
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
First Floor	2	0	1	RESIDENTIAL - 2 ROOMS
Second Floor				
Other1				
Other2				
Ground Floor	1	1	1	RESIDENTIAL - 1RK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	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	Open Space	Colony Road And Usage	Plot No. 86	Part Of Plot No. 85
Actual on Site	Open Space	Colony Road And Usage	Plot No. 86	Part Of Plot No. 85
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:	GROUND FLOOR - 1RK

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	713	1600	1140800
Carpet Area	664	0	0
Super Built Up/Sellable Area	797	2350	1872950
Other 1	1	0	0
Other 2	1	0	0
% Completion	80	TOTAL	3013750
% Recommended	80	Realizable Value:	3014000
Realizable Value In Words : Rupees Thirty Lakh Fourteen Thousand			

Visited By:	Er Kiran Jadhav_Hfc	Visited on:	09-Sep-2026
Violations observed (if any):			

Remarks:	null provided documents are draft agreement to sale of naval ramchandra rathod, builder sale deed of jyoti vijay rathod having doc. no. 4979/2025, approved layout by adtp jalgaon, approved building plan no. cbjnx/b/2026/apl/01030 dated 27/03/2026 by municipal council bodwad, commencement certificate no. cbjnx/b/2026/apl/01030 dated 27/03/2026 by municipal council bodwad, na order no. sr/21/97 dated 06/10/1997 by sub divisional officer jalgaon etc. land area is taken on draft agreement to sale. built up area is taken as per provided draft agreement to sale and approved building plan for valuation calculation. as per approved building plan built up area is mentioned as per site built up area is more than approved building plan. as per site observation internal plastering work is completed. case is review for valuation.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

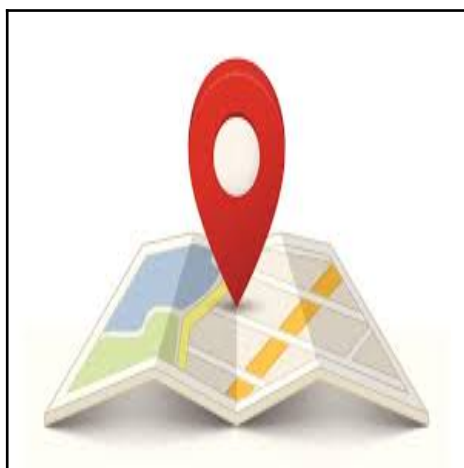
Entered By:	Er Kiran Jadhav_Hfc	Entered On:	21-Sep-2026
Recommended by:	Ganesh Pawar	Completion Status:	Semi-Constructed
Recommender's Comment:	Ok For Builder Purchase Case. The Construction Work Is In Progress. The Building Plan And Permission Issued By Municipal Council-Bodwad. A Necessary Approvals To Be Taken For Non Apf Case. The Report Is Reviewed To Update The Value As Per The Market References And Unit Price.		
Approver Name:	Pravin Pagar	Approver ID:	HE016031
Designation:	Regional Technical Manager	Approved On :	21-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. necessary approvals need to obtain for non apf case. unit value given here		



Longitude: 75.7679888888889
Latitude: 20.802497777777777
Image Taken



Longitude: 75.76792583333334
Latitude: 20.802545000000002
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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