



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-166566	Application No.:	77000349753
Customer Name:	Siddharth Ashok Muley	Branch :	(10004) AMRAVATI
Product Name:	HI - Ag Regular - Self Construction - Under Construction Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Siddharth Ashok Muley	Mobile :	7387150373 9284149487

PROPERTY ADDRESS

Property Address:	Layout Plot No. 4, Field S. No. 35/2, Janak Nagari, Near Eco Tourism And Biodiversity Park, Mouja-, Wadgaon, Tah. And Dist. Yawatmal, 445001.	Location:	Yavatmal Ho		
		City:	Yavatmal	Pin Code	445001
Legal Address:	Layout Plot No. 4, Field S. No. 35/2, Janak Nagari, Near Eco Tourism And Biodiversity Park, Mouja- Wadgaon, Tah. And Dist. Yawatmal, 445001.	State:	Maharashtra	Country	India
		Nearby Landmark:	Near Eco Tourism And Biodiversity Park		
		Collateral ID:	I26YAV001-090634		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Natute of Location:	Rural	Distance Travelled From Operating	184
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
Second Floor				
Other1				
Other2				
Ground Floor	3	1	1	2 BHK UC
First Floor	1	0	0	1 HALL UC

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	Other Layout	Layout Plot No 5	9m Wide Layout Road	Layout Plot No 3
Actual on Site	Other Layout	Layout Plot No. 5 (Rahul	Road	Layout Plot No. 3
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	1370	2200	3014000
Carpet Area	1280	0	0
Super Built Up/Sellable Area	1600	2200	3520000
Other 1	1	0	0
Other 2	1	0	0
% Completion	48	TOTAL	6534000
% Recommended	48	Realizable Value:	6534000
Realizable Value In Words : Rupees Sixty-Five Lakh Thirty-Four Thousand			

Visited By:	Unity Construction_Hfc	Visited on:	24-Sep-2026
Violations observed (if any):			

Remarks:	null 1) this is plot bt plus self construction under construction case 2) documents received- sale deed received in the name of siddharth ashok muley, deed no. 1574, dt. 09/05/2025, namuna 7 received of cts no. 35/2/b/4, dt. 19/04/20233. land revenue receipt received of no. rc/542505/2023-24/1625336/17161918211, dt. 20/05/2024. 3) na order and layout plan received, issued by sdo yawatmal, having nap no. 09/nap-34/2022-2023 dated on 31/03/2023, 4) architect building plan received of architect ar. vijay hulke lic no ca/2011/51920 from shadow architects and engineers and estimate of amount 40,00,000/- 5) as per site visit as on date gf brickwork is in progress so stage of construction is given accordingly.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Unity Construction	Entered On:	24-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	24-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under ag product. this is bt under construction case. property is under construction.		



Longitude: 78.11052799999999

Latitude: 20.363722000000003

Image Taken



Longitude: 78.11052799999999

Latitude: 20.363722000000003

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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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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