



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-143290	Application No.:	77000340663
Customer Name:	Tausif Ismail Shaikh	Branch :	(10019) JALGAON
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Tausif Ismail Shaikh	Mobile :	9096704286 9552289967

PROPERTY ADDRESS

Property Address:	Block No. 04, Plot No. 32/33/34/1, Gat No. 748, ,Shanti Rekha Park, Near Vivekanand Vidyalaya, ,Behind Hira Cotton Fiber, On Yawal Road, ,Chopda Shivar, Tal. Chopda, Dist. Jalgaon.	Location:	Chopda		
		City:	Chopda	Pin Code	425107
Legal Address:	Block No. 04, Plot No. 32/33/34/1, Gat No. 748, Shanti Rekha Park, Near Vivekanand Vidyalaya, Behind Hira Cotton Fiber, On Yawal Road, Chopda Shivar, Tal. Chopda, Dist. Jalgaon.	State:	Maharashtra	Country	India
		Nearby Landmark:	Near Vivekanand Vidyalaya, Behind Hira		
		Collateral ID:	I26CPD107-077477		

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:	0	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:	4
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor	2	1	1	RESIDENTIAL - 1BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Taslim Shaikh	04
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2026	Rented	56

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	9 M Road	House Of Vasim Shaikh	Open Plot	House Of Rashidabi Shaikh
Actual on Site	9 M Road	House Of Vasim Shaikh(Plot	Open Plot(Plot No. 31)	House Of Rashidabi Shaikh
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 - 1BHK

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	904	1400	1265600
Carpet Area	361	0	0
Super Built Up/Sellable Area	433	2250	974250
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2239850
% Recommended	100	Realizable Value:	2240000
Realizable Value In Words : Rupees Twenty-Two Lakh Forty Thousand			

Visited By:	Er Kiran Jadhav_Hfc	Visited on:	20-Aug-2026
Violations observed (if any):			
Remarks:	null provided documents are agreement to sale of tausif ismail shaikh and sana kausar shaikh tausif, builder sale deed of shantilal tarachand bothara having doc. no. 285/2005, amalgamation and subdivision plan no. 3515 dated 14/12/2021 by municipal council chopda, amalgamation and subdivision letter no. 3515 dated 14/12/2021 by municipal council chopda, na order no. 42-a - 732 dated 26/06/2019 by municipal council chopda, approved layout by adtp jalgaon, low risk bases building permission no. cbjgm202200378 dated 22/10/2022 by municipal council chopda, approved plan no. cbjgm202200378 dated 22/10/2022 by municipal council chopda, latest 7/12 extract etc. land area is taken on agreement to sale and 7/12 extract. built up area is taken as per provided approved building plan. as per site built up area is more than as per approved building plan.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

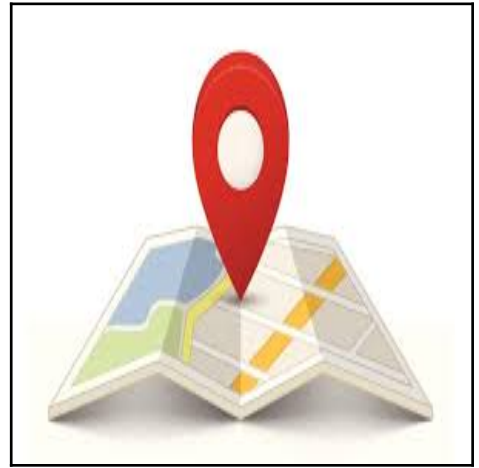
Entered By:	Er Kiran Jadhav_Hfc	Entered On:	21-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	21-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case.the na order, layout, and extract 7/12 received. the building plan and permission issued under low-risk bases by municipal council-chopda. the plot area as per deed and bua as per approved building plan is considered for the valuation. the extra construction within plot noted and area of the same is excluded from calculations. currently, the property is occupied by the tenant, a tenant noc must be obtained. a necessary approvals to be taken for non-apf case.		



Longitude: 75.3154288888889
Latitude: 21.2511288888889
Image Taken



Longitude: 75.3154288888889
Latitude: 21.2511288888889
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.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

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 liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.