



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-164745	Application No.:	77000361456
Customer Name:	Karan Ashok Chaudhari	Branch :	(10019) JALGAON
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Karan Ashok Chaudhari	Mobile :	8055508490 9370404837

PROPERTY ADDRESS

Property Address:	Plot No. 24(West Side Part), Final Plot No. 78/6, ,Survey No. 123/6b, Bamb Colony, Near Hdfe Bank, ,Back Site Of Samar Agency, Behind Mishra Hospital,Bhusawal Shivar, Tal. Bhusawal, Dist. Jalgaon.	Location:	Bhusawal At Awale Bazar
Legal Address:	Plot No. 24(West Side Part), Final Plot No. 78/6, Survey No. 123/6b, Bamb Colony, Near Hdfe Bank, Back Site Of Samar Agency, Behind Mishra Hospital, Bhusawal Shivar, Tal. Bhusawal, Dist. Jalgaon.	City:	Bhusawal Pin Code 425201
		State:	Maharashtra Country India
		Nearby Landmark:	Near Hdfe Bank, Back Site Of Samar
		Collateral ID:	126BSL201-092787

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
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	65
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
Other1				
Other2				
Ground Floor	2	1	1	RESIDENTIAL 1BHK
First Floor	2	1	1	RESIDENTIAL 1BHK
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Load Bearing	Vacant	Na	36
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	16

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Part Of Plot No. 24	Plot No. 25	9 M Road	Plot No. 17
Actual on Site	Part Of Plot No. 24	Plot No. 25	9 M Road	Plot No. 17
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	1049	4100	4300900
Carpet Area	675	0	0
Super Built Up/Sellable Area	810	1200	972000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5272900
% Recommended	100	Realizable Value:	5273000

Realizable Value In Words : Rupees Fifty-Two Lakh Seventy-Three Thousand

Visited By:	Er Kiran Jadhav_Hfc	Visited on:	24-Sep-2026
Violations observed (if any):			

Remarks:	null provided documents are draft agreement to sale of rajani ashok chaudhari, seller sale deed of aashish arvind gokhale and jaya tejuram barwani having doc. no. 3270/2025, approved layout by adtp jalgaon, data sheet dated 17/03/2025 by municipal council bhusawa, na order no. na/sr/770 by collector jalgaon, latest 7/12 extract etc. the land area is taken on draft agreement to sale, seller sale deed and latest 7/12 extract. built up area is taken as per provided draft agreement to sale, seller sale deed and data sheet. as per data sheet built up area is mentioned as per site built up area is more than data sheet. property is well maintained and condition is good.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

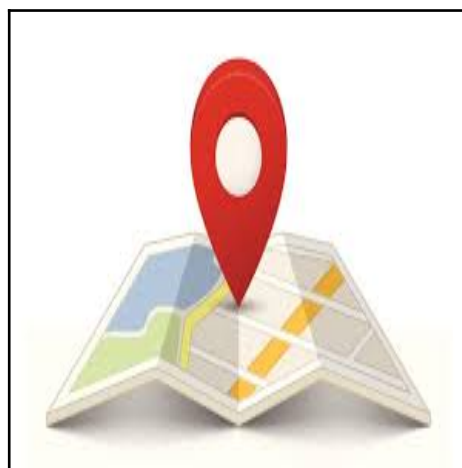
Entered By:	Er Kiran Jadhav_Hfc	Entered On:	29-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	29-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is resale purchase case. layout, na order, extract 7/12, and data sheet are documented. the plot area as per deed and built-up area as per data sheet (tax assessment) is considered for the valuation. the property is 36 years old. the residual age is 16 years.		



Longitude: 75.78168388888889
Latitude: 21.031306944444445
Image Taken 24-SEP-2026 21:37:47



Longitude: 75.78168388888889
Latitude: 21.031306944444445
Image Taken 24-SEP-2026 21:37:47



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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