



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152579	Application No.:	77000348046
Customer Name:	Avinash Padmakar Ingle	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:	Avinash Padmakar Ingle	Mobile :	8788648971 9834057704

PROPERTY ADDRESS

Property Address:	Plot No. 59, Gat No. 30/1,,Sai Nagar, Near Ss Traders, ,Back Side Of Hotel Ayush, Behind Jijau Nagar, Bodwad Shivar, Tal. Bodwad, Dist. Jalgaon.	Location:	Bodwod
		City:	Jalgaon
		Pin Code	425310
		State:	Maharashtra
		Country	India
Legal Address:	Plot No. 59, Gat No. 30/1, Sai Nagar, Near Ss Traders, Back Side Of Hotel Ayush, Behind Jijau Nagar, Bodwad Shivar, Tal. Bodwad, Dist. Jalgaon.	Nearby Landmark:	Near Ss Traders, Back Side Of Hotel Ayush,
		Collateral ID:	I26JLN310-083557

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	120
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	1	1	1	RESIDENTIAL - 1RK
First Floor	2	0	1	RESIDENTIAL - 2 BED ROOMS

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	01
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	59

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	12 M Road	Plot No. 62	Plot No. 58	Plot No. 60
Actual on Site	12 M Road	Plot No. 62	Plot No. 58	Plot No. 60
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	489	900	440100
Carpet Area	447	0	0
Super Built Up/Sellable Area	536	1600	857600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1297700
% Recommended	100	Realizable Value:	1298000

Realizable Value In Words : Rupees Twelve Lakh Ninety-Eight Thousand

Visited By:	Er Kiran Jadhav_Hfc	Visited on:	05-Sep-2026
Violations observed (if any):			
Remarks:	null provided documents are draft agreement to sale of avinash padmakar ingale and sarla avinash ingale, builder sale deed of atul vilas patil having doc. no. 2179/2022, approved layout by adtp jalgaon, approved building plan no. npbod/b/2022/apl/00022 dated 01/08/2023 by municipal council bodwad, commencement certificate no. npbod/b/2022/apl/00022 dated 01/08/2023 by municipal council bodwad, na order no. land/na/sr/45/11 by sub divisional officer bhusawal, 7/12 extract etc. land area is taken on draft agreement to sale, builder sale deed and 7/12 extract. built up area is taken as per provided draft agreement to sale and approved building plan. as per approved building plan built up area is mentioned as per site built up area is more than approved building plan.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

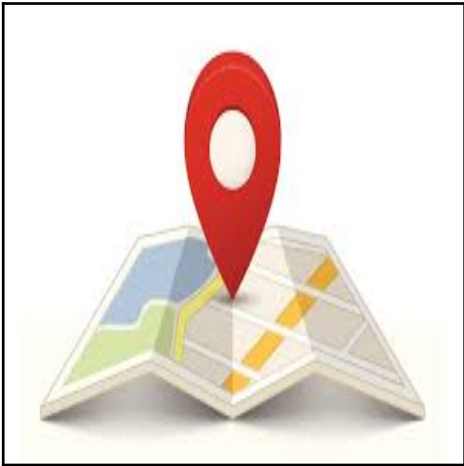
Entered By:	Er Kiran Jadhav_Hfc	Entered On:	07-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	07-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. approved building plan and commencement certificate issued by municipal council bodwad. the approved built-up area as per plan is considered for the valuation. the extra construction area excluded from calculations. the property is located in under developed area. a necessary approvals to be taken for non-apf case.		



Longitude: 75.98276694444445
Latitude: 20.554134722222223
Image Taken



Longitude: 75.98276694444445
Latitude: 20.554134722222223
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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