



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-173817	Application No.:	77000365644
Customer Name:	Arun Rajdhar Shinde	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:	Arun Rajdhar Shinde	Mobile :	9637815809 9834057704

PROPERTY ADDRESS

Property Address:	East Side Block No. A, Plot No. 28, Gat No. 1047, ,Aanand Nagar, Near Pustakancha Bagicha, ,Shree Ganesha Colony Area, On Old Dharangaon Road,Erandol Shivar, Tal. Erandol, Dist. Jalgaon.	Location:	Erandol		
Legal Address:	East Side Block No. A, Plot No. 28, Gat No. 1047, Aanand Nagar, Near Pustakancha Bagicha, Shree Ganesha Colony Area, On Old Dharangaon Road, Erandol Shivar, Tal. Erandol, Dist. Jalgaon.	City:	Jalgaon	Pin Code	425109
		State:	Maharashtra	Country	India
		Nearby Landmark:	Near Pustakancha Bagicha, Shree Ganesha		
		Collateral ID:	I26JLN109-095608		

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	80
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
Other2				
Ground Floor	2	1	1	RESIDENTIAL 1BHK
First Floor	2	0	1	RESIDENTIAL 2 ROOMS
Second Floor				
Other1				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	03
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	57

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 27	Block No. B	Gat No. 1054	9 M Road
Actual on Site	Plot No. 27	Block No. B	Gat No. 1054	9 M Road
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	1161	1500	1741500
Carpet Area	515	0	0
Super Built Up/Sellable Area	619	1800	1114200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2855700
% Recommended	100	Realizable Value:	2856000
Realizable Value In Words : Rupees Twenty-Eight Lakh Fifty-Six Thousand			

Visited By:	Er Kiran Jadhav_Hfc	Visited on:	08-Oct-2026
Violations observed (if any):			
Remarks:	null provided documents are draft agreement to sale of arun rajdhar shinde and mahananda arun shinde, seller sale deed of dipak prakash khamanekar and 01 other having doc. no. 3376/2024, approved layout by adtp jalgaon, approved building plan no. ccjem/b/2023/apl/00467 dated 09/02/2023 by municipal council erandol, commencement certificate no. ccjem/b/2023/apl/00467 dated 09/02/2023 by municipal council erandol, na order no. land/1092/sr/114/92 by collector jalgaon, etc. land area is taken draft agreement to sale, seller sale deed and latest 7/12 extract. built up area is taken as per provided 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. as per approved plan only ground floor is sanctioned. as per site ground floor plus first floor is constructed. as per approved plan only ground floor built up area is considered.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

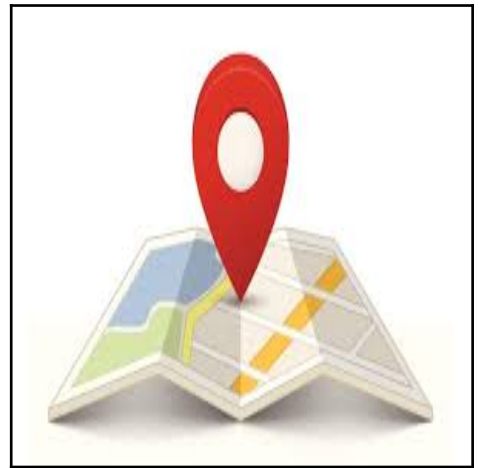
Entered By:	Er Kiran Jadhav_Hfc	Entered On:	09-Oct-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	09-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is resale purchase case. the building plan and cc issued by municipal council, erandol. the plan is approved for ground floor. 01st floor is extra constructed on-site. the bua as per building plan is considered for valuation and extra construction area excluded from the calculations.		



Longitude: 75.3223830555555
Latitude: 20.930553333333336
Image Taken 08-OCT-2026 13:08:52



Longitude: 75.3222675
Latitude: 20.930858333333333
Image Taken 08-OCT-2026 13:23:47



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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