



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-144885	Application No.:	77000341750
Customer Name:	Suresh Ananda Surwade	Branch :	(10019) JALGAON
Product Name:	Nhl - Rnhl - Lap Residential - Bt + Top Up	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Suresh Ananda Surwade	Mobile :	9130133129 9552289967

PROPERTY ADDRESS

Property Address:	Nph No. 3203/24/2, Plot No. 24(West Side Part), ,Gat No. 386, Samrat Ashok Nagar, ,Near Bandhan Bank, Back Site Of Sbi Bank, ,Jamner Shivar, Tal. Jamner, Dist. Jalgaon.	Location:	Jamner
		City:	Jalgaon
		Pin Code	424206
		State:	Maharashtra
		Country	India
Legal Address:	Nph No. 3203/24/2, Plot No. 24(West Side Part), Gat No. 386, Samrat Ashok Nagar, Near Bandhan Bank, Back Site Of Sbi Bank, On Waki Road, Jamner Shivar, Tal. Jamner, Dist. Jalgaon.	Nearby Landmark:	Near Bandhan Bank, Back Site Of Sbi Bank,
		Collateral ID:	I26JLN206-080164

PROPERTY DETAILS

Type Of Property:	Bungalow	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	100
Green Housing:	No	Distance from City Center Km:	2
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	2	1	1	RESIDENTIAL 1BHK
First Floor	2	0	1	RESIDENTIAL 2 ROOMS

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Suresh Ananda Surwade	21
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2005	Self	39

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Part Of Plot No. 24 Of	Plot No. 27	Colony Road And Usage	Plot No. 25
Actual on Site	Part Of Plot No. 24 Of	Plot No. 27	Colony Road And Usage	Plot No. 25
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	1128	2700	3045600
Carpet Area	931	0	0
Super Built Up/Sellable Area	1118	1800	2012400
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5058000
% Recommended	100	Realizable Value:	5058000
Realizable Value In Words : Rupees Fifty Lakh Fifty-Eight Thousand			

Visited By:	Er Kiran Jadhav_Hfc	Visited on:	25-Aug-2026
Violations observed (if any):			
Remarks:	null provided documents are sale deed of suresh ananda surwade having doc. no. 6314/2003, approved building plan no. 226/2004 dated 26/02/2004 by municipal council jamner, commencement certificate no. 226/2004 dated 26/02/2004 by municipal council jamner, 7/12 extract, approved layout by adtp jalgaon, na order no. land/1988/sr/32/1342/378 by sub divisional officer chalisgaon etc. land area is taken on sale deed 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
LAYOUT.PDF			
NA ORDER.PDF			

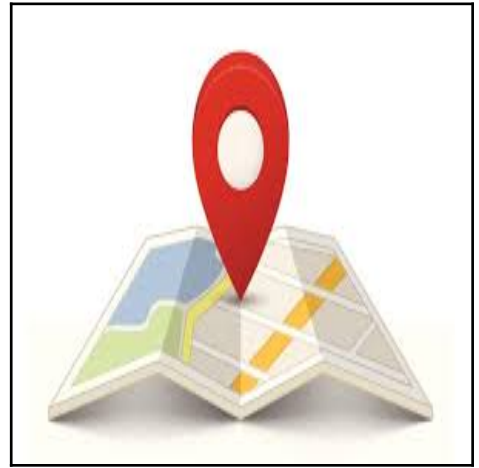
Entered By:	Er Kiran Jadhav_Hfc	Entered On:	26-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	27-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the extract 7/12, na order, and layout received. the building plan and permission issued by jamner-municipal council. the plot area as per sale deed and bua as per approved building plan is considered for the valuation. some additional construction noted. the extra construction area excluded from the calculations. the property is 21 years old and occupied by the customer. the property is situated in developed area.		



Longitude: 75.7719797222223
Latitude: 20.8058986111111
Image Taken



Longitude: 75.7719797222223
Latitude: 20.8058986111111
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.