



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-176370	Application No.:	77000373797
Customer Name:	Jagdish Muguttrao Gedam	Branch :	(10169) CHANDRAPUR
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Jagdish Muguttrao Gedam	Mobile :	9420552011 7038798739

PROPERTY ADDRESS

Property Address:	Flat No S-2 On Second Floor Of Dashmesh Height,Layout Plot No 7, Survey No 123/3, New Survey,No 116/2, Ts No 11, Mouza Wadgaon, Tah And Dist,Chandrapur 442401	Location:	Chandrapur H O
		City:	Chandrapur Pin Code 442401
		State:	Maharashtra Country India
Legal Address:	Flat No S-2 On Second Floor Of Dashmesh Height, Layout Plot No 7, Survey No 123/3, New Survey No 116/2, Ts No 11, Mouza Wadgaon, Tah And Dist Chandrapur 442401	Nearby Landmark:	Near Gajanan Maharaj Temple
		Collateral ID:	I26CPR401-097856

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	80 PERCENT
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	6
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
First Floor				
Second Floor	3	1	1	2BHK
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Seller	14
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2025	Na	46

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Vaishnavi Apartment	Om Apartment	House And Open Space	Flat No S-1
Actual on Site	Marginal Space Then	Marginal Space Then Om	Rear Margin Then Other	Staircase Then Flat No S-1 Of
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	464	0	0
Super Built Up/Sellable Area	580	4800	2784000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2784000
% Recommended	100	Realizable Value:	2784000
Realizable Value In Words : Rupees Twenty-Seven Lakh Eighty-Four Thousand			

Visited By:	Reckoner Technical Service Private Limited_Hfc	Visited on:	14-Oct-2026
Violations observed (if any):			

Remarks:	null 1. this is hl resale case of flat 2. said property is 2bhk flat, located on second floor, occupied by seller at present, lift is not available in building 3. documents provided includes copy of ats in the name of jagdish mukutrao gedam, copy of sale deed in the name of shital gangadhar mankar with sr no 5801-2025 dated on 15/07/2025, 7/12 extract in the name of previous owner, na order of sdo vide order no 9/nap-34/1980-1981 dated on 31/10/1980, building plan and permit of chandrapur municipal corporation vide permit no 181/2012 dated on 25/09/2012 4. sellable area in valuation is taken from sale deed, this is to be noted. 5. this case is reviewed for rate revision.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

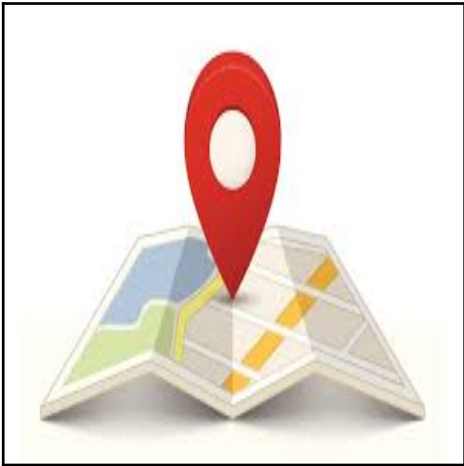
Entered By:	Ashish Kedar	Entered On:	15-Oct-2026
Recommended by:	Ashay Khade	Completion Status:	Constructed
Recommender's Comment:	Ok To Proceed. Sanctioned Building Plan And Permission From Municipal Corporation Is Received. Age Of Property Is 14 Years.		
Approver Name:	Hemant Bagde	Approver ID:	HE018754
Designation:	Regional Technical Manager	Approved On :	15-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 79.27982888888889
Latitude: 19.974363888888888
Image Taken 14-OCT-2026 12:41:53



Longitude: 79.27982888888889
Latitude: 19.974363888888888
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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