



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-167541	Application No:	77000356077
Customer Name:	Mohammad Ashique Abdul Razzaque Manyar		(10019) JALGAON
Product Name:	HI - Ag Regular - Plot + Construction - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	In House
Contact Name:	Mohammad Ashique Abdul Razzaque Manyar	Mobile :	9850519440 9370404837

PROPERTY ADDRESS

Property Address:	Plot No. 02(North Side Part Of South Middle Part),Survey No. 416/1a Plus 1b, A. B. Colony, Next To Teacher Colony, Usmaniya Park Area, Jalgaon Shivar, Tal. And Dist. Jalgaon.	Location:	Jalgaon Bazar
		City:	Jalgaon Pin Code 425001
		State:	Maharashtra Country India
Legal Address:	Plot No. 02(North Side Part Of South Middle Part), Survey No. 416/1a Plus 1b, A. B. Colony, Next To Teacher Colony, Usmaniya Park Area, Jalgaon Shivar, Tal. And Dist. Jalgaon.	Nearby Landmark:	Next To Teacher Colony, Usmaniya Park
		Collateral ID:	I26JLN001-091789

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Material at site:		Distance Travelled From Operating Office:	12
Natute of Location:	Urban	Distance from City Center Km:	4
Green Housing:	No	Report Condition:	Property Visited Negative

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
	Vacant	Na	
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 03 And 06	18.00 M Road And Usage	Part Of Plot No. 02	Part Of Plot No. 02 And Then
Actual on Site	Plot No. 03 And 06	18.00 M Road And Usage	Part Of Plot No. 02	Part Of Plot No. 02 And Then
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

Realizable

₹

:

2

VALUATION DETAILS

Description

Area in Sq. Ft

Rate per Sq.Ft

Amount(R)

Land

561

3350

1879350

(A)

Construction

617

0

0

(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION

RATE

QUANTITY

AMOUNT

Desc 2

0

0

0

Desc 3

0

0

0

Desc 4

0

0

0

Desc 5

0

0

0

Desc 6

0

0

0

Desc 7

0

0

0

Desc 8

0

0

0

Desc 9

0

0

0

Desc 10

0

0

0

Desc 11

0

0

0

Desc 12

0

0

0

Desc 1

0

0

0

Value As On Date:

1879350

Value of extra Amenities

0

% Completion

0

Amenities %Completion

0

% Recommended

0

Amenities %Recommendation

0

Reliazable value:

1879350

Realizable value Round Off:

1879000

Realizable Value In Words:

Eighteen Lakh Seventy-Nine Thousand

Visited By:

Mr. Kalpesh Patil

Visited on:

26-Sep-2026

Violations observed

(if any):

Remarks:

null | provided the copy of draft agreement to sale on the name of mohammad ashique abdul razzaque manyar and firdos mohammad ashique manyar, seller sale deed on the name of mohammad sajid mohammad said and 01 others having doc. no. 1984/2019, approved layout by adtp jalgaon, na order no. land/1/na/sr/160/2011 by collector jalgaon for valuation. the land area is taken as per provided draft agreement to sale for valuation calculation. as per permissible built up area is mentioned.

OMNI DOCS FILES

File Name

Latitude

Longitude

Go To Map

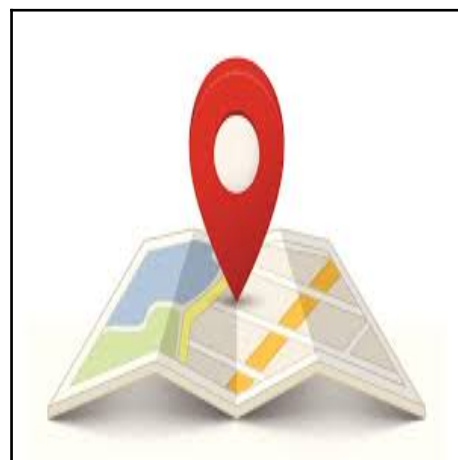
Entered By:	Kalpesh Patil	Entered On:	27-Sep-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
App Designation:	Technical Manager	Approved On:	27-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed, as the plot boundaries are clearly defined by adjoining walls on-site, and the documented four boundaries align with the actual four boundaries. the na order and layout documented. the building plan not documented. the construction work is yet to commence on-site. the built-up area mentioned as per the permissible limit. the property is located in developing area.		



Longitude: 75.56632916666666
Latitude: 21.02658472222222
Image Taken 26-SEP-2026 17:00:32



Longitude: 75.56634027777777
Latitude: 21.02659722222222
Image Taken 26-SEP-2026 17:02:08



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.

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 role in construction and pricing of the project / Property. 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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client. This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes 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.