



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-158908	Application No.:	7800500489
Customer Name:	Ajay Gajanan Rathod	Branch :	(10053) AURANGABAD
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Ajay Gajanan Rathod	Mobile :	9529891953 9511302929

PROPERTY ADDRESS

Property Address:	Row House No.03, Plot No.15, Gut No.144, Near Om ,Nagari Vitthal Rukhmini Mandir, Vidyalankar Nagar,At Satara Tal And Dist. Chh. Sambhajinagar , (Aurangabad)	Location:	Aurangabad H.O
		City:	Aurangabad Pin Code 431001
		State:	Maharashtra Country India
Legal Address:	Row House No.03, Plot No.15, Gut No.144, Near Om Nagari Vitthal Rukhmini Mandir, Vidyalankar Nagar, At Satara Tal And Dist. Chh. Sambhajinagar (Aurangabad)	Nearby Landmark:	Near Om Nagari Vitthal Rukhmini Mandir,
		Collateral ID:	I26AUR001-086305

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	20
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	1	1	1	1 RK WITH WC BATH
Second Floor	1		1	2 ROOM AND WC BATH
Other1				
Other2				
Ground Floor	1		1	1 HALL AND PARKING

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	0
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.14	6 M.W. Road	Row House No. 02	Plot No.16
Actual on Site	Adj. Open Plot	Road	Adj. Row House No. 02	Plot No.16
Boundary	Yes			

NDMA Details

Height Of Building(Above Ground Level)

Less than 15 meter

Seismic Zone

4

Flood Prone Area

No

CRZ

2

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:

RESIDENTIAL

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	673	0	0
Carpet Area	840	0	0
Super Built Up/Sellable Area	1008	6100	6148800
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6148800
% Recommended	100	Realizable Value:	6149000

Realizable Value In Words : Rupees Sixty-One Lakh Forty-Nine Thousand

Visited By:

Mr. Subhash Band

Visited on:

16-Sep-2026

Violations observed (if any):

Remarks:

null | in this case we received documents are 1) draft of ats on name of mr. gajanan jayram rathod from shreeram builders and developers 2) previous owner sale deed on name of shreeram builders and developers and others reg vide no. 4478/2025, 3) copy of gunthewari regularization certificate along plan for plot no.15 issued by c.s.m.c. 2319/2024-25 dated on 22-01-2025, 4) sanctioned building plan issued by town planner town planning department c.s.m.c. approval no. ddmcb/b/2025/apl/06504 dated on 02-07-2025, plot area consider from draft of ats and built-up area consider from approved building plan // lumsumbox price of unit considered for valuation

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
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Entered By:	Subhash Band	Entered On:	16-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	16-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the gunthewari regularization certificate, layout, and approved building plan received. a necessary approvals to be taken for non apf case.		



Longitude: 75.3478772222222

Latitude: 19.845668888888888

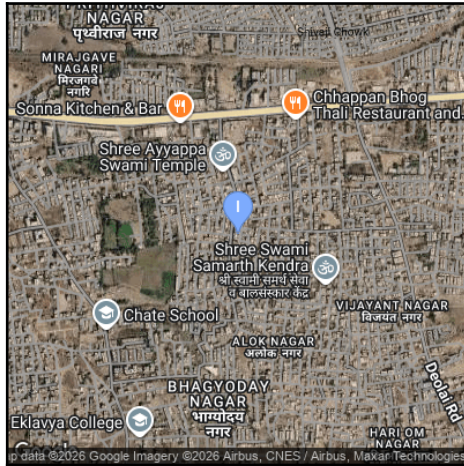
Image Taken



Longitude: 75.3478772222222

Latitude: 19.845668888888888

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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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