



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-139668	Application No.:	77000330703
Customer Name:	Pankaj Prabhu Jadhav	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:	Pankaj Prabhu Jadhav	Mobile :	9146463476 8007222780

PROPERTY ADDRESS

Property Address:	Row House No. E-06, Building-E, Shantai Residency,,Gut No. 09, Near Shri Rajreshwar Petroleum, ,Sawangi Bypass At Pisadevi Tal And Dist. Chh. ,Sambhajinagar (Aurangabad)	Location:	Pishore		
		City:	Aurangabad	Pin Code	431104
		State:	Maharashtra	Country	India
			Nearby Landmark:	Near Shri Rajreshwar Petroleum,	
Legal Address:	Row House No. E-06, Building-E, Shantai Residency, Gut No. 09, Near Shri Rajreshwar Petroleum, Sawangi Bypass At Pisadevi Tal And Dist. Chh. Sambhajinagar (Aurangabad)	Collateral ID:	I26AUR104-077565		

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:	Development Authoriy
Natute of Location:	Rural	Distance Travelled From Operating	35
Green Housing:	No	Distance from City Center Km:	17
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				PARKING
First Floor	1	1	1	1 HALL AND KITCHEN
Second Floor	2	0	1	2 BED ROOM
Other1				
Other2				

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	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	6 M.W. Road	Open Lane	Row House No. E-07	Row House No. E-05
Actual on Site	6 M.W. Road	Open Lane	Row House No. E-07	Row House No. E-05
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	4
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	888	0	0
Super Built Up/Sellable Area	1102	4300	4738600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4738600
% Recommended	100	Realizable Value:	4739000
Realizable Value In Words : Rupees Forty-Seven Lakh Thirty-Nine Thousand			

Visited By:	Mr. Subhash Band	Visited on:	19-Aug-2026
Violations observed (if any):			
Remarks:	null in this case we received documents are 1) copy of draft of ats on name of mr. kakasaheb s/o damu kale and others from shree ganesh group and other, 2) na order prakra 377 dated on 12-12-2023, 3) 7/12 extract having pu-id 32671022929, 4) copy of sale deed reg vide no. 977/2010, 5) gpa reg vide no. 5599/2024, 5) copy of project layout plan issued by seniour planner (new towns) cidco, chh. sambhaji nagar fringe area 371 dated on 22-04-2024, 6) revised permission of group housing scheme cidco/tpo/csnfa(bp-gh)/2024/371 dated on 22-04-2024, 7) deed of declaration reg vide no. 5600/2024, 8) approved building plan issued by seniour planner (new towns) cidco, chh. sambhaji nagar fringe area 371 dated on 22-04-2024, 9) built-up area considered as per as approved building plan		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Subhash Band	Entered On:	21-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	21-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the na order, extract 7/12, layout, and dod received. building plan issued by cidco. a necessary approvals to be taken for non-apf case.		



Longitude: 75.38911416666667

Latitude: 19.92271777777778

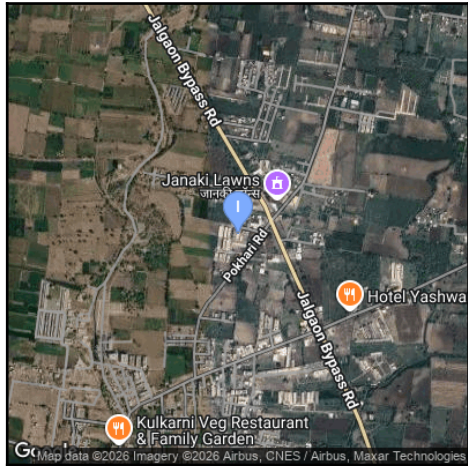
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Longitude: 75.38911416666667

Latitude: 19.92271777777778

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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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