

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-153390	Application No.:	77000351802
Customer Name:	Ameya Vishnu Kolte	Branch :	(10053) AURANGABAD
Product Name:	Nhl - Rnhl - Lap Residential - Bt + Top Up	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	In House
Contact Name:	Ameya Vishnu Kolte	Mobile :	9503041644 9881743507

PROPERTY ADDRESS

Property Address:	Plot No.46 South Side Part, Gut No. 139/Part-2, Near Mahadev Mandir, Chatrapati Nagar, At Satara, Tal And Dist. Chh. Sambhajinagar (Aurangabad)	Location:	Aurangabad H.O
		City:	Aurangabad Pin Code 431001
		State:	Maharashtra Country India
Legal Address:	Plot No.46 South Side Part, Gut No. 139/Part-2, Near Mahadev Mandir, Chatrapati Nagar, At Satara Tal And Dist. Chh. Sambhajinagar (Aurangabad)	Nearby Landmark:	Near Mahadev Mandir, Chatrapati Nagar
		Collateral ID:	I26AUR001-084317

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	0	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
Ground Floor	3	1	1	2 BHK WITH WC BATH
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Ameya Vishnu Kolte	23
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2003	Self	37

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Gut No.139/Part	7.5 M.W. Road	Remaining Part Of Plot No. 46	Plot No.45
Actual on Site	Adj. House Of Mr. Rote	Road	Adj. House Of Mr. Parikh	Adj. House Of Mr. Joshi
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:	RESIDENTIAL

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1000	3600	3600000
Carpet Area	651	0	0
Super Built Up/Sellable Area	782	1800	1407600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5007600
% Recommended	100	Realizable Value:	5008000

Realizable Value In Words : Rupees Fifty Lakh Eight Thousand

Visited By: Mr. Subhash Band

Visited on: 08-Sep-2026

Violations observed
(if any):

Remarks: null | in this case we received documnets are 1) sale deed on name of mrs. sarla vishnu kolte reg vide no. 4944/2001, 2) tax paid receipt for year 2019-20 issued by m.c. aurangabad, 3) gunthewari regularization certificate issued by c.s.m.c. 298/2026-2027 dated on 27-04-2026, 4) gunthewari approved building plan issued by town planner/gunthewari department head c.s.m.c. 298 dated on 27-04-2026, 5) plot area and built-up area considered as per gunthewari plan and certificate 6) property was shown by mr. amey kolte

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
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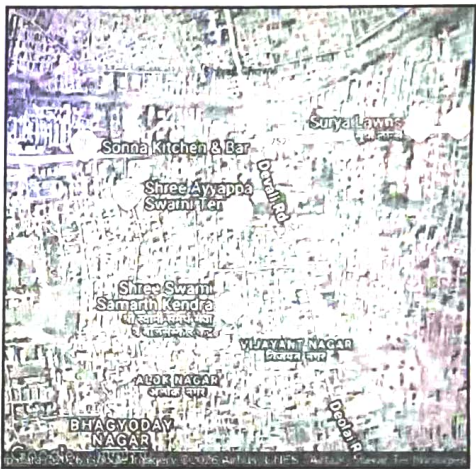
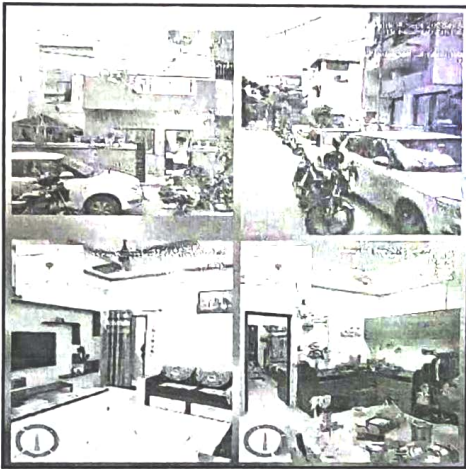
Entered By: Subhash Band
Recommended by:
Recommender's
Comment:

Entered On: 09-Sep-2026
Completion Status: Constructed

Approver Name: Amol Jadhav
Designation: Senior Product Manager
Approver Recommendation : RECOMMENDED
Conditional Remark:

Approver ID: HE009909
Approved On : 09-Sep-2026

Approver's Comment: approved. value is in line with current market



Longitude: 75.35138694444444
Latitude: 19.846889166666667
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Longitude: 75.35138694444444
Latitude: 19.846889166666667
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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