



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-116965	Application No.:	77000308693
Customer Name:	Mahadev Balu Sonankar	Branch :	(10053) AURANGABAD
Product Name:	HI - Ag Regular - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	In House
Contact Name:	Mahadev Balu Sonankar	Mobile :	9552765556 8669485216

PROPERTY ADDRESS

Property Address:	House On Part No.35, Plot No. R-6,, K. Bhauphatak ,Karmachari, Sahkari, Grah Nirman Sanstha, Waluj ,Industrial Area At Wadgaon Kolhati, Tal And Dist.,Chh.Sambhajinagar (Aurangabad)	Location:	Aurangabad H.O
Legal Address:	House On Part No.35, Plot No. R-6, Midc, K. Bhauphatak, S.T. Karmachari Co-Operative Gruh Nirman Sanstha, Waluj Industrial Area At Wadgaon Kolhati, Tal And Dist. Chh.Sambhajinagar (Aurangabad)	City:	Aurangabad Pin Code 431001
		State:	Maharashtra Country India
		Nearby Landmark:	Back Side Of Tanwani Jr. College
		Collateral ID:	I26AUR001-071665

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Development Authority
Nature of Location:	Urban	Distance Travelled From Operating	40
Green Housing:	No	Distance from City Center Km:	20
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	3	2	3	1 RK 2 BLOCK AND 1 HALL
Second Floor	1		1	1 HALL WITH WC
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenant	8
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2018	Multi Tenant	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Part No.34	Part No.52	Part No.36	Nala
Actual on Site	Internal Road	Adj. House/ (Open Part No.52)	Adj. House/ Open Part No. 36	Open Land Then Nala
Boundary	No			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	4
Flood Prone Area	No	CRZ	4

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	850	4200	3570000
Carpet Area	1070	0	0
Super Built Up/Sellable Area	1284	1600	2054400
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5624400
% Recommended	100	Realizable Value:	5624000

Realizable Value In Words : Rupees Fifty-Six Lakh Twenty-Four Thousand

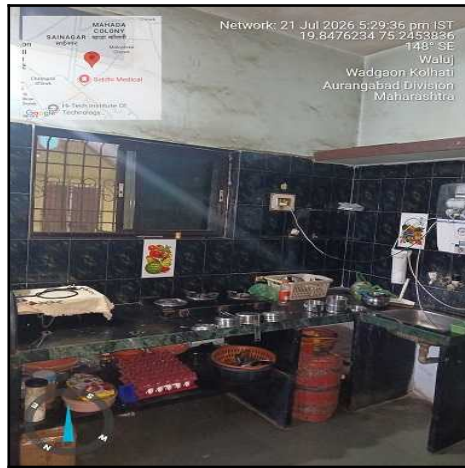
Visited By:	Mr. Subhash Band	Visited on:	21-Jul-2026
Violations observed (if any):			
Remarks:	null in this case we received documents are 1) draft of ats on name of mr. mahadev balu sonkar and mrs. arati mahadev sonkar from mr. rameshwar babanrao rathod, 2) deed of assignment reg vide no. 6085/2005, 3) society registration certificate to/1064/2000 dated on 29-july- 2000, 4) society share certificate on name of previous owner dated on 25-dec-2001, 5 engg. building plan provided by skyline construction reg no. ddmcb/r/2020/apl/01013, 6) plot area as per deed of assignment is 1303 sq.ft. but on site plot area is 850 sq.ft. so lower site area considered for valuation 7) built-up area considered as per provided plan considering fsi of 1.5, 8) copy of list of society member issued by regional office midc, 9) consent of transfer letter issued by midc waluj industrial area midc/roa/wlj/r-6/6209/2005 dated on 21-12-2005, // case reviewed for release built-up value as per revised engg. building plan // case reviewed for rate revision		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

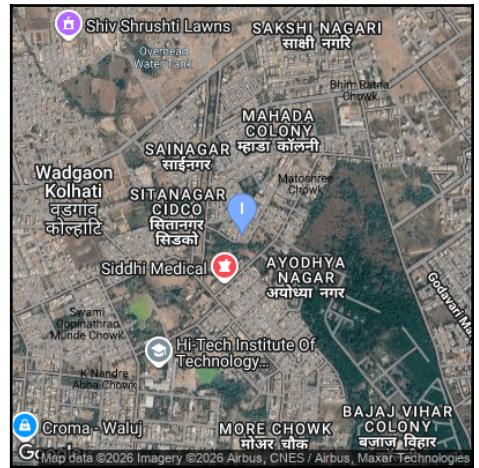
Entered By:	Subhash Band	Entered On:	31-Jul-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	31-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under ag. a society share certificate and engineer building plan received, the minimum plot area and built-up area as per 1.5 fsi (within permissible fsi) is considered for valuation. the property is 08 years old. a multi-unit-multi-tenant property noted. tenant noc must be obtained. the report is reviewed to consider construction area.		



Longitude: 75.24539361111111
Latitude: 19.8476675
Image Taken 21-JUL-2026 17:28:01



Longitude: 75.24538333333334
Latitude: 19.84762333333333
Image Taken 21-JUL-2026 17:29:36



DECLARATION

I/We hereby 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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