



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-160969	Application No.:	77000331827
Customer Name:	Sarang Balasaheb Kulkarni	Branch :	(10053) AURANGABAD
Product Name:	HI - Rhl - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Sarang Balasaheb Kulkarni	Mobile :	8999251328 7517430318

PROPERTY ADDRESS

Property Address:	Flat No.A9, Stilt 02nd Floor, Building-G, Kasliwal,Suvrnayog, Plot No.26 To 31 And 36 To 39, Cts No.,15847/108/118/109/110/116/117/106/119 And 15840/49/50/51/52, Garkheda, Chh.Sambhajinagar	Location:	Aurangabad H.O
Legal Address:	Flat No.A9, Stilt 02nd Floor, Building-G, Kasliwal Suvrnayog, Plot No.26 To 31 And 36 To 39, Cts No.15847/108/118/109/110/116/117/106/119 And Cts No.15840/49/50/51/52, Near Koyla Biryani, Sut-Girni Road, At - Garkheda, Tal And Dist - Chh. Sambhajinagar (Aurangabad)	City:	Aurangabad Pin Code 431001
		State:	Maharashtra Country India
		Nearby Landmark:	Near Koyla Biryani, Sut - Girni Road
		Collateral ID:	I26AUR001-087242

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Elite Class
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	6
Green Housing:	No	Distance from City Center Km:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Stilt Second Floor	2	1	1	1 BHK WITH WC BATH
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Natkar	20
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2013	Seller Occupied	40

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open To Sky	Flat No. A-10	Flat No. A-08	Open To Sky
Actual on Site	Open To Sky	Flat No. A-10	Flat No. A-08	Open To Sky
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	0	0	0
Carpet Area	358	0	0
Super Built Up/Sellable Area	484	6500	3146000
Other 1	0	0	0
Other 2	0	0	0
% Completion	100	TOTAL	3146000
% Recommended	100	Realizable Value:	3146000
Realizable Value In Words : Rupees Thirty-One Lakh Forty-Six Thousand			

Visited By:	Mr. Subhash Band	Visited on:	17-Sep-2026
Violations observed (if any):	Na		
Remarks:	null in this case we received documnets are 1) draft of ats on name of mr. sunayna ravindra kulkarni, from mr. naryan rakhamaji natakar, 2) previous owner sale deed reg vide no. 464/2012, 3) occupancy certificate issued by m.c aurangabad ja.kra./ mc/tpo/oc/21/17/2007-08, dated on 23-04-2007, 4) commencement certificate issued by m.c. aurangabad 603/ 2003-04, 5) approved building plan issued by town planner m.c. aurangabad 603/2003-04 dated on 23-03-2004, 5) deed of declartion 163419/2004, 6) correction deed of declartion reg vide no. 5099/2013, 7) built-up area considered as per plan add 30 percent loading on carpet area (358 plus 35 percent i.e. 484 sq.ft.) super built-up area is 484 sq.ft., property is situted in m.c. limit. (as per site and as per plan flat is situted on third floor but as per sale deed it is on stilt second floor)		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

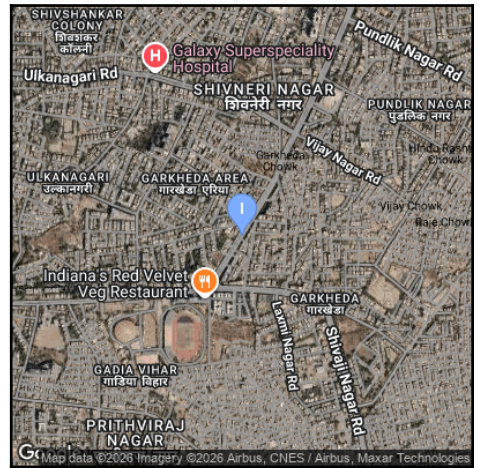
Entered By:	Subhash Band	Entered On:	17-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	17-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is resale purchase case. the building plan, commencement, and occupancy certificate received. the floor number specified in the sale deed is do not align with the building plan and actual on-site conditions. an indemnity cum declaration addressing the discrepancy in the floor number must be documented. the property is 20 years old.		



Longitude: 75.34664916666667
Latitude: 19.860994166666668
Image Taken 17-SEP-2026 11:58:35



Longitude: 75.34664916666667
Latitude: 19.860994166666668
Image Taken



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.

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.