



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-165784	Application No.:	77000357502
Customer Name:	Vaibhav Ganesh Mangate	Branch :	(10053) AURANGABAD
Product Name:	HI - Ag Regular - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Vaibhav Ganesh Mangate	Mobile :	7058515248 7517430318

PROPERTY ADDRESS

Property Address:	Plot No.21, Survey No.11, Near Panchayat Samiti,Kannad Office, Mauje Kannad, Taluka Kannad, ,District Chh Sambhajinagar (Aurangabad)	Location:	Kannad		
		City:	Aurangabad	Pin Code	431103
		State:	Maharashtra	Country	India
Legal Address:	Plot No.21, Survey No.11, Near Panchayat Samiti Kannad Office, Mauje Kannad, Taluka Kannad, District Chh Sambhajinagar (Aurangabad)	Nearby Landmark:	Near Panchayat Samiti Kannad Office		
		Collateral ID:	I26AUR103-089758		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
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	124
Green Housing:	No	Distance from City Center Km:	124
Report Condition:	Property Not Visited - Customer		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	25
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	25

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No.22	Plot No.20	Wheternary Hospital	Road
Actual on Site	Adj House	Adj House	Wheternary Hospital	Road
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	2044	1500	3066000
Carpet Area	948	0	0
Super Built Up/Sellable Area	1138	1000	1138000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4204000
% Recommended	100	Realizable Value:	4204000
Realizable Value In Words : Rupees Forty-Two Lakh Four Thousand			

Visited By:	Vkon Consultants_Hfc	Visited on:	23-Sep-2026
Violations observed (if any):			

Remarks:

null | in this case we have received 1) copy notarty in the name of mrs. asha ganesh mangate 2) copy of previous sale deed in the name of mrs.vijya damodhar mahale ref no.knd 389-1984, 3) copy of na order no. not readable date.05/02/1996, 4) copy of tax receipt date.10/08/2026, 5) copy of previous 7/2, 6) copy of layout plan date and approval number not readable, 7) copy of building plan stam by er.sunil gulabrao jagtap no.state/r/2025/apl/1808, 8) plot area is consdier for valuation as per provided notary and built area is consider for valuation as per provided building plan. 10) property shown by vaibhav mangate at the time site visit /// this report is re punch because in old technical report initiation customer name was wrong mentioned so report is re punch with correct customer name

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

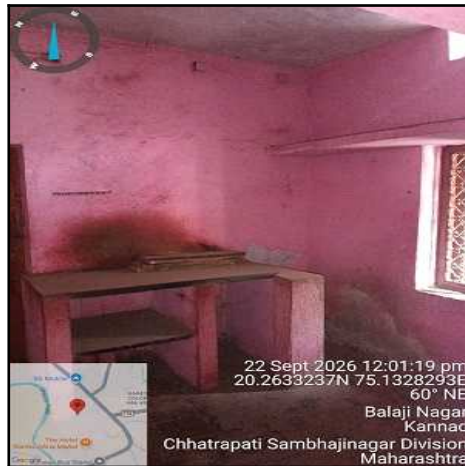
Entered By:	Vkon Consultants	Entered On:	23-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	23-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under ag. this is resale purchase case. na order, tax receipt, layout, and engineer building plan received. the age of the property is 25 years. the plot area as per deed and built-up area within permissible limit is considered for the valuation. a supplementary report updated to correct customer name.		



Longitude: 75.133847

Latitude: 20.263502

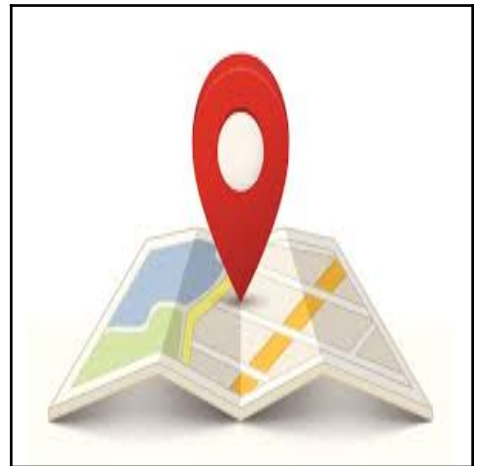
Image Taken



Longitude: 75.133847

Latitude: 20.263502

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.

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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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