



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-161551	Application No.:	77000359686
Customer Name:	Mayuri Ramesh Tupe	Branch :	(10053) AURANGABAD
Product Name:	HI - RHI - Purchase Of Land - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Mayuri Ramesh Tupe	Mobile :	9156710584 7517430318

PROPERTY ADDRESS

Property Address:	Plot No.16, Gut No.76, Renuka Mata Park, Near, Maharashtra Public School, At Sharnapur, , Tal And Dist. Chh. Sambhajinagar (Aurangabad)	Location:	Aurangabad H.O
		City:	Aurangabad Pin Code 431001
		State:	Maharashtra Country India
Legal Address:	Plot No.16, Gut No.76, Renuka Mata Park, Near Maharashtra Public School, At Sharnapur, Tal And Dist. Chh. Sambhajinagar (Aurangabad)	Nearby Landmark:	Near Maharashtra Public School
		Collateral ID:	I26AUR001-092191

PROPERTY DETAILS

Type Of Property:	Land-Residential	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:	Development Authoriy
Natute of Location:	Urban	Distance Travelled From Operating	35
Green Housing:	No	Distance from City Center Km:	13
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Other Layout From Same Gut	9 M.W. Road	Plot No.15	Plot No. 17
Actual on Site	Other Layout From Same Gut	9 M.W. Road	Plot No.15	Plot No. 17
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:	OPEN PLOT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1527	1800	2748600
Carpet Area	1399	0	0
Super Built Up/Sellable Area	1679	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	2748600
% Recommended	0	Realizable Value:	2749000
Realizable Value In Words : Rupees Twenty-Seven Lakh Forty-Nine Thousand			

Visited By:	Mr. Subhash Band	Visited on:	22-Sep-2026
Violations observed (if any):			

Remarks:	null in this case we received documents are 1) draft of ats on anme of mrs. mayuri ramesh tupe and ramesh gopalrao tupe from mr. aryan yogesh tupe and mr. yogesh punjahari tupe, 2) previous owner sale deed reg vide no. 3411/2026, 3) na oerder issued by tahsildar cr-97 dated on 13-06-2025, 4) final layout permission issued by chh. sambhajinagar metropolitan regional devlopment authority approval no. amrda/lf/2025/apl/00621, 5) approved layout plan issued by assistant town planner amrda dated on 13-08-2025, 6) plot area considered as per layout plan and old sale deed 7) built-up area considered as per fsi of 1.1. as per udcpr norms // surrounding area is developing area
----------	--

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

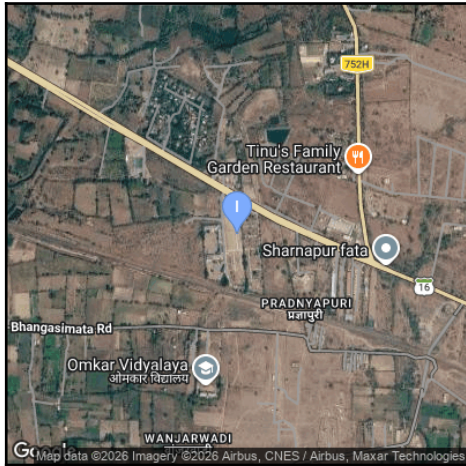
Entered By:	Subhash Band	Entered On:	25-Sep-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	28-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the plot is marked with cement pegs on - site. the na order and layout received. the surrounding area is developing. the carpet area built-up area mentioned as per the permissible limit. the report is reviewed to update the product.		



Longitude: 75.22931666666666
Latitude: 19.913324166666666
Image Taken 22-SEP-2026 18:04:47



Longitude: 75.22931666666666
Latitude: 19.913324166666666
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.

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.