



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-169054	Application No.:	77000367468
Customer Name:	Shahadev Babasaheb Dhanait	Branch :	(10053) AURANGABAD
Product Name:	HI - Ag Regular - Plot + Construction - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Shahadev Babasaheb Dhanait	Mobile :	7219194952 9561104491

PROPERTY ADDRESS

Property Address:	Plot No.60 And 61,Gut No.125,Sentpaul School Near ,Paul School Near Mudhalwadi Nisarg Colony,Taluka ,Paithan,District Chh Sambhajinagar (Aurangabad)	Location:	Paithan Sugar Factory
		City:	Aurangabad Pin Code 431148
		State:	Maharashtra Country India
Legal Address:	Plot No.60 And 61,Gut No.125,Sentpaul School Near Mudhalwadi Nisarg Colony,Mauje Mudhalwadi Taluka Paithan,District Chh Sambhajinagar (Aurangabad).	Nearby Landmark:	Near Mudhalwadi Nisarg Colony
		Collateral ID:	I26AUR148-093280

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVARAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Natute of Location:	Rural	Distance Travelled From Operating	88
Green Housing:	No	Distance from City Center Km:	8
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Proposed Ground	4	2	2	PROPOSED 1 BHK WC BATH 2 NOS
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	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	Agri Land Of Father Valerians	9 Meter Wide Road	Plot No.59	Colony Boundry Wall
Actual on Site	Valerians Fram	Road	Open Plot Of Pravin Shetty	Colony Boundry Wall
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	THE SUBJECT PROPERTY

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2140	1100	2354000
Carpet Area	836	0	0
Super Built Up/Sellable Area	1004	1800	1807200
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	4161200
% Recommended	0	Realizable Value:	4161000

Realizable Value In Words : Rupees Forty-One Lakh Sixty-One Thousand

Visited By:	Vkon Consultants_Hfc	Visited on:	29-Sep-2026
Violations observed (if any):	Na		
Remarks:	null in this case we have received copy of draft in the name of mrs kanchan shahadev dhanait and mr shahadev babasaheb dhanait,copy of sale deed in the name of pravin chitrappa shetty ref no.pta-6815-2007,copy of na order no.39/496 date.14/08/2023,copy of sub division layout no.rpaur/lf/2023/apl/00090 date.19/10/2023,copy of layout plan town planning and valuation department,assistant director of town planning chh sambhajingar no.rpaur/lf/2023/apl/0 0090 date.20/10/2023,copy of estimate rs 2046360,copy of building plan baba construction 1).property shown by shahadev at the time site visit.2).plot area is consider for valuation as per provided draft and built up area is cnsider for valuation as per provided engineer building plan .3).both plot are amalgameted on site 4)combined four boundareis and area consider for valuation. //plot demarcated with small concrete pegs		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-28 AT 2.52.00 PM.JPEG			
WHATSAPP IMAGE 2026-09-28 AT 2.51.58 PM.JPEG			
WHATSAPP IMAGE 2026-09-28 AT 2.51.59 PM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-28 AT 2.51.59 PM.JPEG			

Entered By:	Vkon Consultants	Entered On:	29-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 :	29-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under ag. the plot is demarcated with wall compound and cement poles on-site. na order, layout, engineer building plan, and estimate received. the plot no.60 and 61 amalgamated on-site and single draft provided. the construction work yet to commence on-site. the carpet and built-up area as per plan (within permissible limit) is considered for the valuation. the soc and residual age mentioned considering the proposed structure.		



Longitude: 75.377834

Latitude: 19.533960300003056

Image Taken



Longitude: 75.377834

Latitude: 19.533960300003056

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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