



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-144813	Application No.:	77000339102
Customer Name:	Santosh Sangameshwar Patil	Branch :	(10097) LATUR
Product Name:	HI - Rhl - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Santosh Sangameshwar Patil	Mobile :	9503399122 9921037436

PROPERTY ADDRESS

Property Address:	Bungalow No.14, Ajinkya Villa-14, On Plot No.B-6 ,To B-13, C-6 To C-13, D-6 To D-13, A-6 To A-11, ,Survey No.258/2(P) And 259 (P), Near Shantiniketan,School,At Latur (Rural), Tal And Dist. Latur	Location:	Latur Ho
Legal Address:	Bungalow No.14, Ajinkya Villa-14, On Plot No.B-6 To B-13, C-6 To C-13, D-6 To D-13, A-6 To A-11,Mch No.R-3/1/7-2 (As Per Sale Deed) And Mch No.D1-787 New And 1/7/2/4/1 Old (As Per Tax Assesment), Survey No.258/2 (P) And 259 (P), Near Shantiniketan School, Ajinkya City, At Latur (Rural), Tal And Dist. Latur	City:	Latur Pin Code 413512
		State:	Maharashtra Country India
		Nearby Landmark:	Near Shantiniketan School
		Collateral ID:	I26LUR512-080110

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	3
Green Housing:	No	Distance from City Center Km:	01
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
Ground Floor	2	1	1	1-BHK AND 1-TB
First Floor	2	0	1	2-ROOMS AND 1-TB

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	19
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	41

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Property Of Dr.Agroya	20 Ft W Road	Bungalow No.13	Bungalow No.15
Actual on Site	Property Of Dr.Agroya	Road	Bungalow No.13	Bungalow No.15
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1218	8000	9744000
Carpet Area	824	0	0
Super Built Up/Sellable Area	989	1800	1780200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	11524200
% Recommended	100	Realizable Value:	11524000

Realizable Value In Words : Rupees One Crore Fifteen Lakh Twenty-Four Thousand

Visited By:	Ganesh Bhanudas Rathod _Hfc	Visited on:	25-Aug-2026
Violations observed (if any):			
Remarks:	null documents provided // 1) copy of notarized essar pavti 2) copy of conveyance deed no.2259/2007 dated.02/07/2007 issued by sro latur-1 3) copy of tax assesment dated.24/06/2026 issued by municipal corporation latur 4) copy of 7/12 extract pu-id.24519493413 dated.29/06/2026 online downloaded 5) copy of occupancy certificate no.mc/tp/4/2006-07 dated.04/05/2007 issued by latur municipal council 6) copy of na order no.2003/jmblatur/cr-476 dated.08/09/2003 issued by sdo latur 7) copy of approved layout plan issued by town planner latur 8) plot area is considered as per conveyance deed 9) bua is considered as per tax assesment 10) property is located within a limits of lmc		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Ganesh Bhanudas Rathod _Hfc	Entered On:	26-Aug-2026
Recommended by:	Ganesh Pawar	Completion Status:	Constructed
Recommender's Comment:	Ok To Proceed. This Is Resale Purchase Case. The Age Of The Property Is 19 Years Old. The Na Order, Extract 7/12, Layout, Tax Assessment, And Occupancy Certificate Received. The Plot Area As Per Deed And Bua As Per Tax Assessment Is Considered For Valuation. A Property Visited By Tm-Balasaheb Shinde		
Approver Name:	Pravin Pagar	Approver ID:	HE016031
Designation:	Regional Technical Manager	Approved On :	26-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 76.57073199999999

Latitude: 18.412775

Image Taken

Longitude: 76.57073199999999

Latitude: 18.412775

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.