


Asset Valuation
INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-172346	Application No.:	77000367602
Customer Name:	Vinod Vishwas Salve	Branch :	(10053) AURANGABAD.
Product Name:	HI - Ag Regular - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Vinod Vishwas Salve	Mobile :	8446370696 7276659767

PROPERTY ADDRESS

Property Address:	Plot No.272 South Part, Gut No.15, Near Sai,Mangal Karyalay, Sai Nagar, Mauje Padegaon, Taluka And District Chh. Sambhajinagar ,(Aurangabad).	Location:	Aurangabad H.O
		City:	Aurangabad Pin Code 431001
		State:	Maharashtra Country India
Legal Address:	Plot No.272 South Part, Gut No.15, Near Sai Mangal Karyalay, Sai Nagar, Mauje Padegaon, Taluka And District Chh. Sambhajinagar (Aurangabad).	Nearby Landmark:	Near Sai Mangal Karyalay
		Collateral ID:	I26AUR001-096232

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:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	6
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other1				
Other2				
Ground Floor	3	1	1	PARKING AND 2BHK WC BATH
First Floor				
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age
Rcc Structure	Vacant	Na	(For Home Improvement/ Home 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	20 Feet Road	Gut No. 15 Part	Plot No.272 Part	Plot No.274
Actual on Site	Cc Road	Adj House	Adj House	Adj House
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	900	2700	2430000
Carpet Area	750	0	0
Super Built Up/Sellable Area	900	1800	1620000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4050000
% Recommended	100	Realizable Value:	4050000
Realizable Value In Words : Rupees Forty Lakh Fifty Thousand			

Visited By: Vkon Consultants_Hfc
Violations observed (if any): Na

Visited on: 07-Oct-2026

Remarks: null | in this case we have recived copy of draft in the name of vinod vishwas salve and prashala vishwas salve, copy of previous sale deed in the name of narayan lalman rathod ref no.csn-6-6886-2025, copy of tentative layout plan,copy of gunthewari certificate no.1946/2026.2027 dt.22/09/2026, copy of gunthewari plan no.1946/2026.2027 dt.22/09/2026 1)property shown by mr salve at the time of site visit 2)plot area and built up area is consider for valaution as per provided gunthewari certificate. 3) provided tentative layout plan address and north direction not mention 4)the construction on the subject property was carried out in 2026, and gunthewari approval has been obtained for the said house, generally, gunthewari regularization is not applicable to new constructions carried out after 2021. 5).the gunthewari certificate mentions plot no. 272, whereas as per the sale deed, our property is situated in the south part of plot no. 272. the site location is shown on the gunthewari plan however, latitude and longitude coordinates are not mentioned on the plan,pls check your end.

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-10-06 AT 2.37.22 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-10-06 AT 2.37.23 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-10-06 AT 2.37.25 PM (3).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-10-06 AT 2.37.26 PM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-10-06 AT 2.37.27 PM (1).JPEG			

Entered By: Vkon Consultants
Recommended by:
Recommender's
Comment:

Entered On: 12-Oct-2026
Completion Status: Constructed

Approver Name: Ganesh Pawar
Designation: Technical Manager
Approver
Recommendation: RECOMMENDED
Conditional
Remark:

Approver ID: HE008008
Approved On : 12-Oct-2026

Approver's
Comment:

ok to proceed under ag. this is builder purchase case, the gunthewari regularization certificate received, a necessary approvals to be taken for non apf case.



Longitude: 75.280892
Latitude: 19.881594
Image Taken



Longitude: 75.280892
Latitude: 19.881594
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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