



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152407	Application No.:	77000334889
Customer Name:	Santosh Shivaji Sankpal	Branch :	(10053) AURANGABAD
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Santosh Shivaji Sankpal	Mobile :	9370584712 9881743507

PROPERTY ADDRESS

Property Address:	Plot No. Rh-108, House/Part No. 15, M/S. New ,Madhuban Nagar Sahakari Gruhnirman Sanstha,Maryadit, Near Sai Baba Mandir, At Wadgaon Kolhati,Midc Waluj, Tal. And Dist. Chh.Sambhajnagar (Abd)	Location:	Aurangabad H.O
Legal Address:	Plot No. Rh-108, House/Part No. 15, M/S. New Madhuban Nagar Sahakari Gruhnirman Sanstha Maryadit, Near Sai Baba Mandir, At Wadgaon Kolhati, Midc Waluj, Tal. And Dist. Chhatrapati Sambhajnagar (Aurangabad)	City:	Aurangabad Pin Code 431001
		State:	Maharashtra Country India
		Nearby Landmark:	Near Sai Baba Mandir
		Collateral ID:	I26AUR001-084105

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:	Development Authority
Nature of Location:	Urban	Distance Travelled From Operating	40
Green Housing:	No	Distance from City Center Km:	15
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenant	25
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good		Tenant Occupied	35

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No.Rh-109	Society Internal Road	Plot No. Rh-108, House No.14	Plot No. Rh-108, House No.16
Actual on Site	Plot No.Rh-109	Society Internal Road	Plot No. Rh-108, House No.14	Plot No. Rh-108, House No.16
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:	G1 RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	567	4000	2268000
Carpet Area	313	0	0
Super Built Up/Sellable Area	376	1600	601600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2869600
% Recommended	100	Realizable Value:	2870000
Realizable Value In Words : Rupees Twenty-Eight Lakh Seventy Thousand			

Visited By:	Ganesh Bhanudas Rathod _Hfc	Visited on:	07-Sep-2026
Violations observed (if any):	Na		
Remarks:	null documents provided // 1) copy of notaried essar pavti dated.18/08/2026 in favour of mr.santosh shivaji sankpal 2) copy of deed of assignment no.10594/2024 dated.06/10/2024 issued by sro chh.sambhajinagar 3 in favour of mrs.indubai balasaheb ghaywat 3) copy of lease transfer order no.31363/2024 dated.04/10/2024 issued by midc waluj 4) copy of approval of building plan no.db/wlj/rh-108/661 dated.17/02/1999 issued by midc waluj 5) copy of occupancy certificate no.db/wlj/rh-108/193/2001 dated.15/01/2001 issued by midc waluj 6) copy of sanction building plan no.db/wlj/rh-108/661 dated.17/02/1999 issued by midc waluj 7) plot area as per deed of assignment is 751 sq.ft but as per site measurement plot area is 567 sq.ft hence considered lower 8) as per site extra construction observed hence same is not considered only sanction bua as per approved plan is considered for valuation 9) property is located within a limits of midc waluj		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Ganesh Bhanudas Rathod _Hfc	Entered On:	07-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	08-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the building plan and occupancy certificate issued midc waluj. the minimum plot area as per site and bua as per approved building plan is considered for the valuation. extra construction area excluded from valuation. the age of the property is 25 years. a tenant noc must be taken.		



Longitude: 75.231083
Latitude: 19.845361
Image Taken

Longitude: 75.231083
Latitude: 19.845361
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.

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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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