



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149193	Application No.:	77000346656
Customer Name:	Mahadev Shivdarshan Dane	Branch :	(10053) AURANGABAD
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Mahadev Shivdarshan Dane	Mobile :	9595707083 9561104491

PROPERTY ADDRESS

Property Address:	Flat No.5 On Second Floor, In Apartment Grb Kesar ,Project, Situated In Gat No.10 Part, Near Sudhakar,Nagar Road Beside Choudhary Hills, At Satara ,Parisar, Tal And Dist. Chh. Sambhajinagar (A.Bad)	Location:	Aurangabad H.O
Legal Address:	Flat No.5 On Second Floor, In Apartment Grb Kesar Project, Situated In Gat No.10 Part, Near Sudhakar Nagar Road Beside Choudhary Hills, At Satara Parisar, Tal And Dist. Chh. Sambhajinagar (Aurangabad)	City:	Aurangabad Pin Code 431001
		State:	Maharashtra Country India
		Nearby Landmark:	Ear Sudhakar Nagar Road Beside
		Collateral ID:	I26AUR001-082179

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	5
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	13
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	47

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open To Sky	Open To Sky	Open To Sky	Staircase Then Flat No. 04
Actual on Site	Open To Sky /Side Margin	Open To Sky/ Side Margin	Open To Sky Then Adj. Open	Staircase Then Flat No. 04
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:	ON S.F. RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	497	0	0
Super Built Up/Sellable Area	670	3500	2345000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2345000
% Recommended	100	Realizable Value:	2345000

Realizable Value In Words : Rupees Twenty-Three Lakh Forty-Five Thousand

Visited By:	Mr. Subhash Band	Visited on:	30-Aug-2026
Violations observed (if any):			
Remarks:	null in this case we received documents are 1) draft of ats on name of mr. mahadev shivdarshan dane from m/s landmark enterprises and others, 2) sale deed in favor of m/s landmark and others 5319/2008, 3) na order 209/200 dated on 11-03-2008, 2) approved layout plan issued by adtp aurangabad 177 dated on 11-02-2008, 4) approved building plan town planning officer aurangabad fringe area 86 dated on 13-11-2009, 5) built-up area considered as add 30 percent loading on carpet area mentioned in building plan (497plus 30 percent loading i.e. 670 sq.ft.), 6) property was shown by mr. mahadev shivdarshan dane 7) property is situated in m.c limit,		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Subhash Band	Entered On:	31-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	31-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the na order and layout received. the building plan issued by tpo. a necessary approvals to be taken for non apf case. the property is currently vacant and as per informed, the customer will occupy the property after sale deed.		



Longitude: 75.3153225
Latitude: 19.843484999999998
Image Taken 30-AUG-2026 15:15:30



Longitude: 75.3153225
Latitude: 19.843484999999998
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.