



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-146666	Application No.:	77000343506
Customer Name:	Ranjan Jalandar Jadhav	Branch :	(10053) AURANGABAD
Product Name:	HI - Ag Regular - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	In House
Contact Name:	Ranjan Jalandar Jadhav	Mobile :	9130813606 9511302929

PROPERTY ADDRESS

Property Address:	Row House No. 06, On Plot No.06, Survey/Gat No.17,,Near Sai Mangal Karyalay, Sai Nagar At Padegaon ,Tal And Dist. Chh. Sambhajinagar (Aurangabad)	Location:	Aurangabad H.O
		City:	Aurangabad Pin Code 431001
		State:	Maharashtra Country India
Legal Address:	Row House No. 06, On Plot No.06, Survey/Gat No.17, Near Sai Mangal Karyalay, Sai Nagar At Padegaon Tal And Dist. Chh. Sambhajinagar (Aurangabad)	Nearby Landmark:	Near Sai Mangal Karyalay, Sai Nagar
		Collateral ID:	I26AUR001-079738

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	25
Green Housing:	No	Distance from City Center Km:	12
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

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	30 Ft. Road	Plot No.11	Plot No. 05	Plot No. 07
Actual on Site	30 Ft. Road	Plot No.11	Plot No. 05	Plot No. 07
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:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	732	3000	2196000
Carpet Area	610	0	0
Super Built Up/Sellable Area	732	1800	1317600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3513600
% Recommended	100	Realizable Value:	3514000

Realizable Value In Words : Rupees Thirty-Five Lakh Fourteen Thousand

Visited By:	Mr. Subhash Band	Visited on:	25-Aug-2026
Violations observed (if any):			
Remarks:	null in this case we received documents are 1) draft of sale deed on name of mr. ranjan jalandhar jadhav from mr. nandu chotiram vani, 2) sale deed of previous owner reg vide no. 11721/2025, 3) tentative layout plan of plot, 4) engg. building plan provided by suhana associates reg.no. satte/r/2026/apl/26588, 5) plot area considered as per draft and previous sale deed, 6) built-up area considered as per building plan,6) na order cr 414 dated on 25-10-2023, issued by tahsildar		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Subhash Band	Entered On:	26-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	26-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under ag. the na order, tentative layout, and engineer building plan received. the plot area as per deed and bua as per engineer building plan is considered for the valuation. the property is located in developing area.		



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Longitude: 75.27988416666666
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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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