



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-139268	Application No.:	77000332965
Customer Name:	Govind Maharudra Birajdar	Branch :	(10097) LATUR
Product Name:	Lap-Residential Property - Hfc	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Govind Maharudra Birajdar	Mobile :	7410797183 9766722433

PROPERTY ADDRESS

Property Address:	Bungalow On Plot No.19 (East Side Part), Gat No.,179 Part, G.P.M.No.243, Avishkar Colony, Near Rto ,Office, Near Swami Samarth Temple, ,At Sarola, Tal And Dist - Latur	Location:	Latur Ho
Legal Address:	Bungalow On Plot No.19 (East Side Part), Gat No.179 Part, G.P.M.No.243, Avishkar Colony, Near Rto Office, Near Swami Samarth Temple, Latur-Babhalgaon Road, At Sarola, Tal And Dist - Latur	City:	Latur Pin Code 413512
		State:	Maharashtra Country India
		Nearby Landmark:	Near Swami Samarth Temple, Latur-
		Collateral ID:	I26LUR512-076544

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	3	1	1	1BHK-RESIDENTIAL AND 01 SHOP
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenant	13
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	1 MONTH	Tenant	47

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No.20	Plot No.19 Part Of Indubai	6 Mtr Road	Plot No.16
Actual on Site	Adj. Property Of Patil	Plot No.19 Part Of Indubai	Road	Adj. Open Plot
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:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	969	3500	3391500
Carpet Area	759	0	0
Super Built Up/Sellable Area	911	1500	1366500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4758000
% Recommended	100	Realizable Value:	4758000

Realizable Value In Words : Rupees Forty-Seven Lakh Fifty-Eight Thousand

Visited By:	Mr. Balasaheb Shinde	Visited on:	18-Aug-2026
Violations observed (if any):			
Remarks:	null 1) sale deed made between mangal maharudra birajdar and latabai sopanrao nagmode- reg. no. 1251/2026 dated 05/02/2026. 2) gunthewari regularization certificate issued by sdo, latur- ref. no. cr-140 dated 26/09/2025. 3) gunthewari plot layout issued by adtp, latur- reg. no. 2912 dated 29/08/2025. 4) extract-8 issued by gram panchayat, sarola- reg. 02, page no. 152- dated 05/02/2006. 5) tax receipt issued by gram panchayat, sarola- pavati no. 18 dated 06/03/2026. /// remarks /// 6) the plot area considered from sale deed and bua considered as per extract-8 for valuation. 7) property was identified through provided documents and local enquiry. 8) the commercial area is 90 sq ft and total built-up area is 911 sq ft i.e. more than 90 percent area is for residential hence the case is booked under residential and entire area considered for valuation. 9) case is relog in and old application no is 77000238956.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Balasaheb Shinde	Entered On:	18-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	18-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the gunthewari regularization certfcate, layout, extract-8, and tax receipt received. the age of the property is 13 years. more than 90 percent area is for residential hence the case is booked under residential and entire area considered for valuation.		



Longitude: 76.6166888888889
Latitude: 18.391608055555555
Image Taken 18-AUG-2026 14:02:23



Longitude: 76.6166677777778
Latitude: 18.391509166666665
Image Taken 18-AUG-2026 13:50:09



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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