



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159403	Application No.:	77000342933
Customer Name:	Ajitkumar Jagannath Pakhare	Branch :	(10053) AURANGABAD
Product Name:	Apna Ghar - Balance Transfer + Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Ajitkumar Jagannath Pakhare	Mobile :	9423870646 9923959322

PROPERTY ADDRESS

Property Address:	Plot No.4, Survey No.9/1, Near Gurukul English School,Mauje And Kasbe Paithan,Taluka Paithan,,District Chh Sambhajinagar (Aurangabad)	Location:	Paithan		
		City:	Aurangabad	Pin Code	431107
		State:	Maharashtra	Country	India
Legal Address:	Plot No.4, Survey No.9/1, Near Gurukul English School, Mauje And Kasbe Paithan, Taluka Paithan, District Chh Sambhajinagar (Aurangabad)	Nearby Landmark:	Near Gurukul English School		
		Collateral ID:	I26AUR107-089275		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVARAGE
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Council
Natute of Location:	Urban	Distance Travelled From Operating	100
Green Housing:	No	Distance from City Center Km:	50
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	3	1	2	2 BHK WC BATH
First Floor	2	1	1	2 ROOM 1 KITCHEN WC BATH
Second Floor	0	0	0	0
Other 1	0	0	0	0
Other 2	0	0	0	0

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self And Tenant	1
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2025	Self	59

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No.3	Plot No.5	9 Meter Road	Survey No.9 Part
Actual on Site	Open Plot Of Ajinath	Open Plot Of Barade	Road	Gut No.9
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
Flood Prone Area	No	CRZ	1

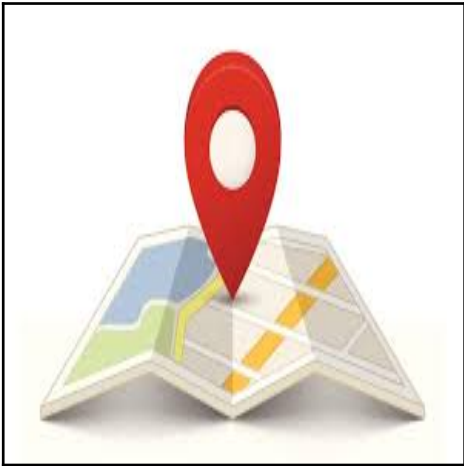
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	THE SUBJECT PROPERTY

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1709	2400	4101600
Carpet Area	1513	0	0
Super Built Up/Sellable Area	1816	1600	2905600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	7007200
% Recommended	100	Realizable Value:	7007000
Realizable Value In Words : Rupees Seventy Lakh Seven Thousand			

Visited By:	Vkon Consultants_Hfc	Visited on:	18-Sep-2026
Violations observed (if any):	Na		
Remarks:	null in this case we have received 1) copy sale deed in the name of mr ajitkumar jagannath pakhare and savita vitthaal ugalmugale ref no.pta-4490-2024, 2) copy of 7/12, copy of na order no.255/12 dt.12/03/2022, 3) copy of building permission date.01-07-2024, 4) copy of layout plan approved by town planning and valuation department,assistant director of town planning, chh sambhajinagar branch, chh sambhajinagar no.rpaur/lf/2023/apl/00051, date.31/07/2023, 5) copy of building plan stam by er.ghanshyam m.patel no.ddmc/r/2024/apl/01921 6) plot area is consider for valuation as per provided sale deed 7) built up area is consider for valuation as per provided engineer building plan. 9) property shown by mr ajitkumar pakhare at the time site visit.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-22 AT 12.49.08 PM (6).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-22 AT 12.49.08 PM (9).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-22 AT 12.49.07 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-22 AT 12.49.08 PM (7).JPEG	NULL	NULL	

Entered By:	Vkon Consultants	Entered On:	22-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	22-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	please check as discussed		



Longitude: 75.390006
Latitude: 19.486434000000003
Image Taken

Longitude: 75.390006
Latitude: 19.486434000000003
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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