



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-142923	Application No.:	77000340831
Customer Name:	Vishal Pralhad Jadhav	Branch :	(10048) AKOLA
Product Name:	Nhl - Rnhl - Nrp - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Vishal Pralhad Jadhav	Mobile :	7741844936 9730140776

PROPERTY ADDRESS

Property Address:	Shop No.1 On Lower Gorund Floor Of Aditya Heights ,PI No.3 And 4, F.S No.339/3 (As Per Pr Card Nz, PI No.735/L/P/N28/29,Nz.Sh. No 63),Kasbe Washim ,Near Maharashtra Petrol Pump Tq And Dist.Washim	Location:	Washim
Legal Address:	Shop No.1 On Lower Gorund Floor, Aditya Heights, PI No.3 And 4, F.S No.339/3 (As Per Pr Card Nz PI No 735/L/P/N28/29, Nz. Sh. No 63), Kasbe Washim Near Maharashtra Petrol Pump Infront Of Manoj Infinity Shopping Mall Tq. And Dist. Washim-444505	City:	Akola Pin Code 444505
		State:	Maharashtra Country India
		Nearby Landmark:	Near Maharashtra Petrol Pump Infront Of
		Collateral ID:	I26AKL505-078872

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	2	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Council
Natute of Location:	Urban	Distance Travelled From Operating	162
Green Housing:	No	Distance from City Center Km:	2
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Lower Ground Floor	1	0	0	SHOP
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Ganesh Vijay More	11
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2020	Seller	49

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Shop No.02	Savake Complex	Shop No.6	Common Passage
Actual on Site	Shop No.02 Of Gote	Savake Complex	Shop No.6 Of Raut	Passage
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	0	Land/Build up/Saleable Rate	0
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	97	0	0
Super Built Up/Sellable Area	117	15000	1755000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1755000
% Recommended	100	Realizable Value:	1755000
Realizable Value In Words : Rupees Seventeen Lakh Fifty-Five Thousand			

Visited By:	Vedant Associates_Hfc	Visited on:	21-Aug-2026
Violations observed (if any):			
Remarks:	null 1) mr. ganesh vijay more is owner of the property as per perovide ats and sale deed no.3838/2020. and mr. vishal prahlad jadhv is borrower of the property. shop no.01 is located on lower ground floor. as per pr card/dod and sanctioned building plan carpet area of shop no.1 is 9.027 sqm i e 97.16 sqft and as per on site carpet area is 18.58 sqm i.e. 201 sqft. so, we have consider less carpet area i e 9.027 sqm i e 97.16 sqft and considering 20 percent loading b/up area is 116.59 sqft i e 117 sqft are considered for valuation. said property coming under municipal council washim. ats, owner sale deed in the name of ganesh vijay more (3838/2020), sanctioned building plan and construction permission, property card, dod, previous owner slae deed (3749/2016), are provided for valuation. building permission no.506/2015 date-26/5/2015 n.p. washim. gunthewari regularised permission no.2576/11 date 29/10/2011 and 415/11 date 29/11/2011 sanction by tahsildar washim.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Vedant Associates_Hfc Gawande	Entered On:	24-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	24-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. gunthewari regularized letter from tahsildar along with building plan and permission is received. property lies within the limits of municipal council. age of property is 11 years.		



Longitude: 77.1333455555556

Latitude: 20.1105427777778

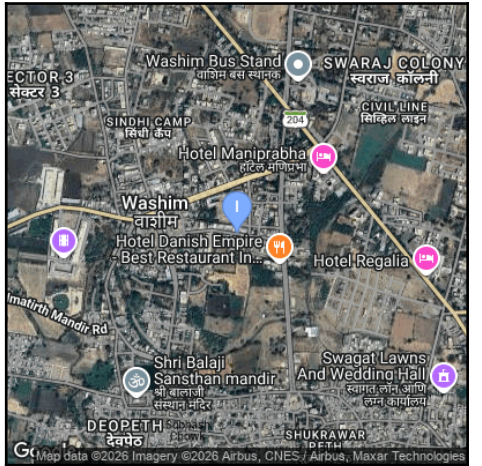
Image Taken 21-AUG-2026 14:12:13



Longitude: 77.1333163888889

Latitude: 20.1104680555556

Image Taken 21-AUG-2026 14:13:06



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.