



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-141368	Application No.:	77000337304
Customer Name:	Honey Lalitkumar Khiloshiya	Branch :	(10166) BULDHANA
Product Name:	Nhl - Rnhl - Lap Commercial - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	VACANT	Visited User Type:	In House
Contact Name:	Honey Lalitkumar Khiloshiya	Mobile :	9922333777 7030980029

PROPERTY ADDRESS

Property Address:	Shop No.4 Ground Floor At Shree Saptashrunji Plaza,On Plot No.26,27,28,S.No. 94/2,N.Plot No.3/2,Sheet,No.10 C,Jaswant Colony,Near Kawadkar Hospital,,Mouje Khamgaon Tq Khamgaon Dist Buldhana	Location:	Khamgaon Ho
Legal Address:	Shop No.4 Ground Floor At Shree Saptashrunji Plaza On Plot No.26,27,28,S.No. 94/2, Nazul Plot No. 3/2,Sheet No.10 C, Jaswant Colony,Near Kawadkar Hospital,Mouje Khamgaon Tq Khamgaon Dist Buldhana	City:	Akola Pin Code 444303
		State:	Maharashtra Country India
		Nearby Landmark:	Aswant Colony,Near Kawadkar Hospital,
		Collateral ID:	I26AKL303-082289

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	72
Green Housing:	No	Distance from City Center Km:	7
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

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	Shop No. 5	Shop No. 3	Flat At Ground Floor	Govt. Road
Actual on Site	Shop No. 5	Shop No. 3	Flat At Ground Floor	Road
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:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	336	0	0
Super Built Up/Sellable Area	420	11000	4620000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4620000
% Recommended	100	Realizable Value:	4620000
Realizable Value In Words : Rupees Forty-Six Lakh Twenty Thousand			

Visited By:	Mr. Prajyot Wandre	Visited on:	20-Aug-2026
Violations observed (if any):			
Remarks:	null 1) this is commercial lap case. 2) the property is identified with help of customer, sale deed four bpundaries. 3) bua is consider as per tax assessment sheet on khamgaonmunicipal council. 4) documents provided - sale deed with reg deed no. 5481/2015 in the name of honey lalitkumar khiloshiya from dinesh dattulal agrwal. 5) dod of appartment with reg deed no. 2407/2023. 6) property card in the name of customer. 7) tax assessment sheet issued by co khamgaon municpal council. 8) occupancy certificate issued by co municipal council. 9) this is single shop with two shutter. 10) as per discussion with customer the shop is recentily vacant by tenant now he will used this shop as bakery shop.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

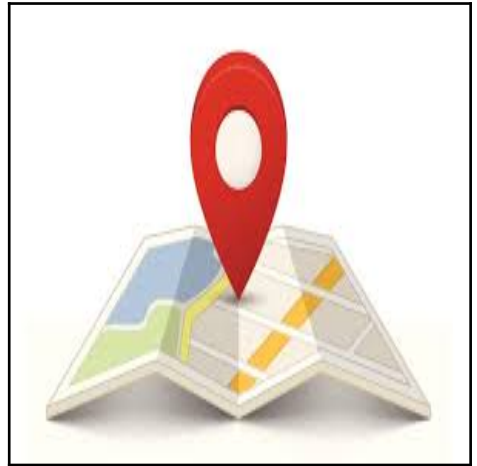
Entered By:	Prajyot Wandre	Entered On:	31-Aug-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	31-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. pr card, tax assesment sheet along with oc from municipal council is received.		



Longitude: 76.56154194444444
Latitude: 20.717942777777775
Image Taken 20-AUG-2026 10:52:53



Longitude: 76.56154194444444
Latitude: 20.717942777777775
Image Taken 20-AUG-2026 10:52:53



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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