



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-141307	Application No.:	77000334799
Customer Name:	Mukesh Ramprasad Joshi	Branch :	(10048) AKOLA
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Mukesh Ramprasad Joshi	Mobile :	8983560228 8846423538

PROPERTY ADDRESS

Property Address:	Plot No. 19 (North South Division East Part),F.S. No. 8 /1 Mouje Malkapur, At Saraswati Nagar, ,Near Krushna Mahadeo Temple, Behind Ganesh Krupa ,Lawn And Hall, Ring Road,Tq.Anddist.Akola-444001	Location:	Akola Ho
Legal Address:	Plot No. 19 (North South Division East Part) F.S. No. 8 /1 Mouje Malkapur, At Saraswati Nagar, Near Krushna Mahadeo Temple, Behind Ganesh Krupa Lawn And Hall, Ring Road, Tukaram Square, Tq. And Dist. Akola -444001	City:	Akola Pin Code 444001
		State:	Maharashtra Country India
		Nearby Landmark:	Near Krushna Mahadeo Temple, Behind
		Collateral ID:	I26AKL001-078279

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	0	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	6
Green Housing:	No	Distance from City Center Km:	3
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	2	1	1	1 BHK WC BATH

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Load Bearing	Vacant	Na	24
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	0	Na	26

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No.18	Part Of Plot And House Of	Service Lane	Layout Road
Actual on Site	Apartment On Plot No.18	Part Of Plot And House Of	Service Lane	Layout 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	1575	6600	10395000
Carpet Area	346	0	0
Super Built Up/Sellable Area	432.0	1000	432000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	10827000
% Recommended	100	Realizable Value:	10827000

Realizable Value In Words : Rupees One Crore Eight Lakh Twenty-Seven Thousand

Visited By:	Vedant Associates_Hfc	Visited on:	21-Aug-2026
Violations observed (if any):			
Remarks:	null 1) mr. rajesh dattatray joshi is owner of the property as per provided ats and will deed no.2945/2020. 2) total plot area is 147 sqm i.e. 1575 sqft. and site measurment plot area is 1575 sqft so same is consider for valuation. 3) said property having ground floor load bearing consrtuction. on site measured total b/up area of g.f. is 527 sqft and as per provided tax assesment sheet builtup area is 432 sqft we have consider less area 4) property having 1bhk wc bath. 5) said property coming under akola municipal corporation limit. 6) sale deed draft received in the name of mukesh ramprasad joshi, will deed received in the name of rajesh dattatray joshi from pramilabai ratnakar joshi (2945/2020), na order/ayout plan received r c no 4/2/1970-71 of malkapur, dt. 24/12/1972 from sdo akola, tax receipt and tax assesment of pr no 122, area 432 sqft from akola municipal corp, 7/12 in the name of pramilabai ratnakar joshi etc. are provide for valuation. 7) property age and builtup is considered from provided municipal corp tax assesment and plot area is considered from ats draft/will deed/7-12. 8) proeprty is vacant.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

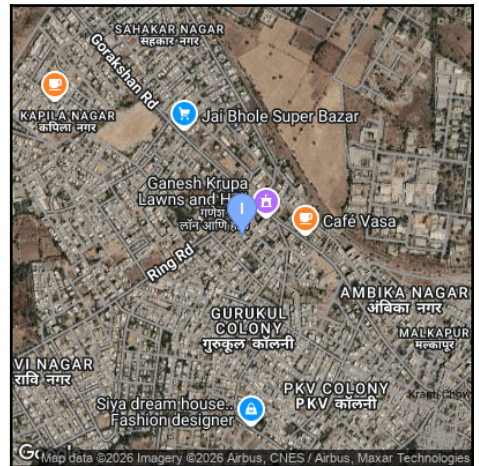
Entered By:	Vedant Associates_Hfc Gawande	Entered On:	21-Aug-2026
Recommended by:	Ashay Khade	Completion Status:	Constructed
Recommender's Comment:	Ok To Proceed. Sanctioned Layout Plan And Na Order From Sdo Along With Tax Assesment Sheet From Mnc Is Received. Age Of Property Is 24 Years. Property As On Date Is Not In Use. It Is Located In Good Residential Locality. Will Deed Is Received, Legal Opinion To Be Taken. Kindly Note.		
Approver Name:	Hemant Bagde	Approver ID:	HE018754
Designation:	Regional Technical Manager	Approved On :	22-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended its resale case will deed provided legal opinion to be documented		



Longitude: 77.02574166666666
Latitude: 20.682661111111113
Image Taken 21-AUG-2026 11:36:33



Longitude: 77.02578055555556
Latitude: 20.68261388888889
Image Taken 21-AUG-2026 11:23:25



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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