



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-137509	Application No.:	77000330709
Customer Name:	Rajendra Khandopant Gadewar	Branch :	(10048) AKOLA
Product Name:	Nhl - Rnhl - Nrp - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	VACANT	Visited User Type:	In House
Contact Name:	Rajendra Khandopant Gadewar	Mobile :	8208860876 9878787786

PROPERTY ADDRESS

Property Address:	Shop No 14, Ground Floor, Shrihari Complex,,Plot No 1 A, Field Survey No 476/1/C, Mouje Washim,Bhag 3, Near Hdfe Bank, Pusad Naka, ,Pusad Road, Tq And Dist Washim 444505	Location:	Washim		
Legal Address:	Shop No 14, Ground Floor, Shrihari Complex, Plot No 1 A, Field Survey No 476/1/C, Mouje Washim Bhag 3, Near Hdfe Bank, Pusad Naka, Pusad Road, Tq And Dist Washim 444505	City:	Akola	Pin Code	444505
		State:	Maharashtra	Country	India
		Nearby Landmark:	Near Hdfe Bank, Pusad Naka, Washim		
		Collateral ID:	I26AKL505-077981		

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	COMMERCIAL
No of Floors:	3	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	160
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
Ground Floor	1	0	0	GROUND FLOOR VACANT SHOP
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	2
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	0	Na	58

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Ramp	Shop No 13	Open Space Of The Plot	Passage
Actual on Site	Ramp	Shop No 13	Open Space Of The Plot	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	1	Land/Build up/Saleable Rate	0
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	1	Floorwise Usage:	BASEMENT FLOOR 14

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	329	0	0
Super Built Up/Sellable Area	395	16400	6478000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6478000
% Recommended	100	Realizable Value:	6478000

Realizable Value In Words : Rupees Sixty-Four Lakh Seventy-Eight Thousand

Visited By:	Mr. Akshay Dhanokar	Visited on:	13-Aug-2026
Violations observed (if any):			
Remarks:	null 1) 2 years old rcc shrihari commercial complex consist of 4 floors such as basement, ground first and second. overall complex use as a commercial. 2) our customer purchasing shop no 14 on ground floor. 3) we have received ats draft between shrihari construction through jayant hurkut, dilip heda and seema chandak and rajendra gadewar 4) we have received dod in the name of shrihari constructionthrough its partner jayant hurkut, dilip heda and seema chandak of deed no 702-2024. 5) we have received partnership deed between rajesh chandak, dilip heda jayant hurkut of deed no 13787-2021 6) we have received subdivision permission and sanctioned subdivision map of npva/niyo/karya-14/subdivision/outward no 13. dt. 04/04/2022 approved by chief officer municipal council and adtp washim. 7) we have received building permission and sanctioned building map of proposal no cbwwm-23-67288, building permit no 213442, permit no cbwwm/b/2023/apl/01286, dt. 06/11/2023 approved by chief officer washim municipal council. 8) we have received part occupancy certificate of building permit no 213442, approval no cbwwm/po/2024/apl/00012, proposal code cbwwm-23-67288, dt. 09/07/2024 approved by chief officer municipal council washim. 9) we have received na order and layout map of mrc no nap34/washim/59/2021-22, dt. 21/04/2022 approved by tahasildar washim. 10) we have received 7/12 extract of nagar bhumapan no 476/1/c/bhu/1a from online downloaded extract. 11) as of date, shop no. 13 and shop no. 14 are internally merged. the builder has confirmed that a partition wall will be constructed to separate both units prior to execution of the sale deed. the builder confirmation on letterhead, duly signed and stamped, has been obtained. the same document has been uploaded in omni docs for reference.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
RAJENDRA GADEWAR-1.PDF	23.036070833333333	72.51303972222222	

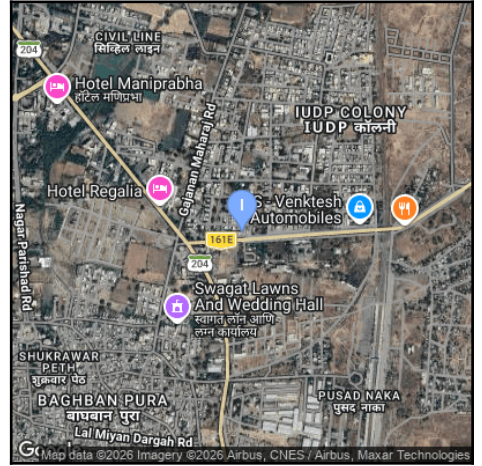
Entered By:	Akshay Dhanokar	Entered On:	21-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	21-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved building plan, cc and part oc from mc is received. this is non apf builder purchase case, necessary approvals to be taken. shop no 13 and 14 are internally merged where we are funding for shop no. 14 only. declaration from builder is received that he will separate both the shops by brickwall before the execution of sale deed. same to be verified on site and mail confirmation from technical team to be taken before cheque handover. kindly note.		



Longitude: 77.14340316747725
Latitude: 20.108067649904555
Image Taken



Longitude: 77.14340316747725
Latitude: 20.108067649904555
Image Taken



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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