



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-174611	Application No.:	77000370566
Customer Name:	Ranjit Dnyaneshwar Thakare	Branch :	(10048) AKOLA
Product Name:	Nhl - Rnhl - Nrp - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	RENTED	Visited User Type:	Technical Agency
Contact Name:	Ranjit Dnyaneshwar Thakare	Mobile :	9527929401 8698925342

PROPERTY ADDRESS

Property Address:	Shop No.3 On Upper Ground Floor Of Shubh Sandesh ,Complex, Building No 1, Plot No.1, F.S.No.231/1/A ,Mangrulpir Near Shri Vyankatesh Super Market,,Tq. Mangrulpir Dist. Washim-444403	Location:	Mangrulpir
Legal Address:	Shop No.3 On Upper Ground Floor, Shubh Sandesh Complex, Building No 1, Plot No.1, F.S.No.231/1/A, Kasbe Mangrulpir Near Shri Vyankatesh Super Market, Chatrapati Shivaji Marg Mangrulpir Tq. Mangrulpir Dist. Washim-444403	City:	Akola
		Pin Code	444403
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Near Shri Vyankatesh Super Market,
		Collateral ID:	I26AKL403-098513

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	COMMERCIAL
No of Floors:	1	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	124
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
Other2				
Upper Ground Floor	1			SHOP
First Floor				
Second Floor				
Other1				

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	1.5 Mt Passage	Shop No.09	Shop No.02	Shop No.04
Actual on Site	Passage	Shop No.09	Shop No.02	Shop No.04
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:	LOWER GROUND FLOOR ,

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	423	0	0
Super Built Up/Sellable Area	441	8600	3792600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3792600
% Recommended	100	Realizable Value:	3793000

Realizable Value In Words : Rupees Thirty-Seven Lakh Ninety-Three Thousand

Visited By:	Vedant Associates_Hfc	Visited on:	13-Oct-2026
Violations observed (if any):			
Remarks:	null 1) mr. chandrakant harikisan rathi is owner of the property as per provided ats and ranjit dnyaneshwar thakare is borrower of the property. 2) shop no.3 located on upper ground floor. 3) total b/up area of shop no.3 is 40.95 sqm i.e 440.62 sqft and undivided share of land is 2.85 percent. b/up area consider as per provided dod. 4) said proeprty having shop on upper gorund floor. 5) said property coming under n.p. mangarulpir limit. 6) ats, dod (1712/2025), sanctioned building plan and permission, na order, layout plan and 7/12 are provided for valuation. .6) development in said location is 70 percent. 7) na permission no. 911/2022 dt.1/11/2022 sanction by tahsildar mangrulpir . 8) sanctioned building plan no. ccmxs/b/2023/apl/00088 dt.26/10/2023 sanction by municipal council washim. part occupancy certificate received for building no 1 and 3 of approval no. ccmxs/po/2025/apl/00001 dt.27/02/2025 sanction by m.c./ mangrulpir. 9) as on date proeprty is tenant ocupied tenant name prafull rokade		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Vedant Associates_Hfc Gawande	Entered On:	17-Oct-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	17-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. sanctioned building plan, cc and part oc from municipal council is received. as on date construction work of building till upper ground floor is complete and completion of above floors is pending. construction stage given as part oc for building no 1 and 3 is received. kindly note. this is non apf builder purchase case, necessary approvals to be taken.		



Longitude: 77.34377333333333

Latitude: 20.31509

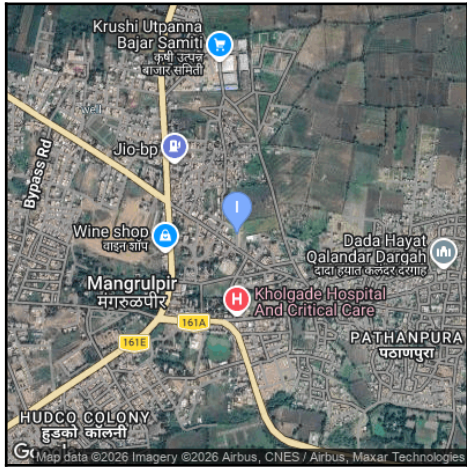
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Longitude: 77.34376722222221

Latitude: 20.315149444444444

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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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