



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-161244	Application No.:	77000355877
Customer Name:	Kailas Wasudeo Samadhe	Branch :	(10048) AKOLA
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Kailas Wasudeo Samadhe	Mobile :	7020220618 8547532538

PROPERTY ADDRESS

Property Address:	Layout Plot No 4, Nazul Plot No 3/1, Nazul Sheet, No 17, (As Per Akhiv Patrika Plot No 3/1/4) Shet, Survey No 17/2, Kasbe Akot, Near Freedom English School, Tah Akot Dist Akola 444101	Location:	Akot
Legal Address:	Layout Plot No 4, Nazul Plot No 3/1, Nazul Sheet No 17, (As Per Akhiv Patrika Plot No 3/1/4) Shet Survey No 17/2, Kasbe Akot, Near Freedom English School, Tah Akot Dist Akola 444101	City:	Akola
		Pin Code	444101
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Near Freedom English School
		Collateral ID:	I26AKL101-087940

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	100
Green Housing:	No	Distance from City Center Km:	50
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	2	1	1	1BHK
First Floor	2			2 ROOMS OF TIN SHED
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self	12
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	48

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Shree Umale House	25 Ft Wide Road	Shree Ganesh Puri House	2 Ft Galli Then Vishnuappa
Actual on Site	House Of Shree Umale	25 Ft Wide Road	Shree Ganesh Puri House	2 Ft Galli Then Vishnuappa
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	500	1800	900000
Carpet Area	267	0	0
Super Built Up/Sellable Area	334	1500	501000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1401000
% Recommended	100	Realizable Value:	1401000
Realizable Value In Words : Rupees Fourteen Lakh One Thousand			

Visited By:	Reckoner Technical Service Private Limited_Hfc	Visited on:	18-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is lap case 2. said property is g plus one structure, gf is one bhk and first floor is having two rooms of tin shed roofing, entire property is self occupied 3. documents provided includes copy of gift deed in the name of shree kailas wasudeo samadhe with sr no 4604-2026 dated on 11/09/2026, pr card in the name of smt pratibha wasudeoappa samadhe, copy of sale deed in the name of smt pratibha wasudeoappa samadhe with sr no 3208-2014 dated on 23/12/2014, approved building plan of nagar parishad akot dated on 30/07/2007 4. plot area in valuation in valuation is taken from sale deed and pr card 5. bua is taken from building plan, this is to be noted 6. first floor is tin shed structure which is not approved and not considered in valuation.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Ashish Kedar	Entered On:	18-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	19-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. sanctioned building plan from nagar parishad along with pr card is received. only rcc bua on ground floor is considered for valuation.		



Longitude: 77.05608388888889
Latitude: 21.10361388888889
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Longitude: 77.05608388888889
Latitude: 21.10361388888889
Image Taken



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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