



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-156198	Application No.:	77000353858
Customer Name:	Dhirendra Ganesh Prajapat	Branch :	(10048) AKOLA
Product Name:	Nhl - Rnhl - Nrp - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	In House
Contact Name:	Dhirendra Ganesh Prajapat	Mobile :	7768960673 8846423538

PROPERTY ADDRESS

Property Address:	Basement Shop No 17, Shraddha Heights, Plot No 7,And 8, S No 25/1, Nazul Sheet No 82, Nazul Plot,No 2/1/3/4/161lp7,162lp8, Mouje Malkapur, Near,Sunil Super Shoppe,Tq/Dist. Akola 444001	Location:	Akola Ho
Legal Address:	Basement Shop No 17, Shraddha Heights, Plot No 7 And 8, S No 25/1, Nazul Sheet No 82, Nazul Plot No 2/1/3/4/161lp7,162lp8, Mouje Malkapur, Near Sunil Super Shoppe, Gaurakshan Road, Akola Tq And Dist Akola 444001	City:	Akola Pin Code 444001
		State:	Maharashtra Country India
		Nearby Landmark:	Near Sunil Super Shoppe
		Collateral ID:	I26AKL001-085092

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	COMMERCIAL
No of Floors:	4	Class Of Locality:	Elite Class
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	4
Green Housing:	No	Distance from City Center Km:	2
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	SHOP
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Seller (Manoj Ramesh Saraf)	20
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2005	Seller	40

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Parking	Road	Shop No 18	Shop No 16
Actual on Site	Parking	Road	Shop No 18 (Shop Of Mali)	Shop No 16 (Shop Of Milind
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	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	1	Floorwise Usage:	

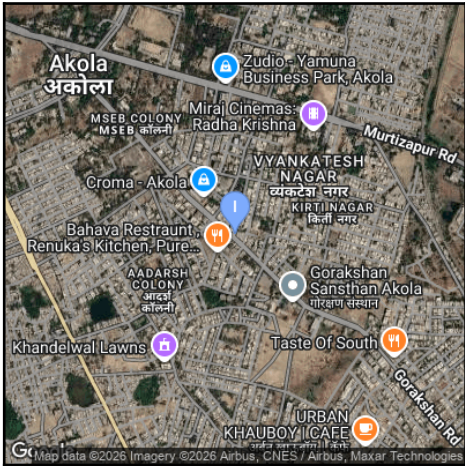
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	120	0	0
Super Built Up/Sellable Area	150	20000	3000000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3000000
% Recommended	100	Realizable Value:	3000000

Realizable Value In Words : Rupees Thirty Lakh

Visited By:	Mr. Akshay Dhanokar	Visited on:	09-Sep-2026
Violations observed (if any):			
Remarks:	null 1) it is a resale shop purchase case. shop no b - 17 is located on basement floor in sharaddha heights. shop is identify by local inquiry and property documents. 2) we have received sale deed draft in between dharendra ganesh prajapat and manoj ramesh saraf. we have recived seller sale deed in the name of manoj ramesh saraf of deed no 3460 - 2005 dt. 21/9/2005 from sro akola. 3) we have received pr card from land records of cts no 2/1/3/4/161lp7,162lp8. 4) we have received dod of shraddha heights of deed no 3087 - 2005 dt. 16/11/2005 from sro akola. 5) we have received commencement certificate and sanction building plan of proposal no. 14/153/04-05 dt. 22/7/2004 form akola muncipal corporation. 6) as per actual of site and seller sale deed built up area is 14 sqmt that is 150 sq ft same is consider for valuation. 7)as per dod, undivided share of land is 11.60m sqm. 8)we have consider unit cost for valuation. 9) same case is updateed on application no 77000292130 and hrq id hrq-26-97024		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Akshay Dhanokar	Entered On:	10-Sep-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	11-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. approved building plan and cc from akola municipal corporation along with pr card and dod is received. age of property is 20 years. this is relogin case.		



Longitude: 77.01397083333333
Latitude: 20.694681666666668
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Longitude: 77.01397083333333
Latitude: 20.694681666666668
Image Taken 09-SEP-2026 17:56:16

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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