



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-175755	Application No.:	77000374620
Customer Name:	Wasudeo Waman Balkar	Branch :	(10048) AKOLA
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Wasudeo Waman Balkar	Mobile :	8007341891 8846423538

PROPERTY ADDRESS

Property Address:	Duplex No H, Subdivision Plot No 11-12-13-H,,Fs No 2/2, (As Per 7/12 2/2/B/11/12/13/H) Mouje , Khadki Bu. Near Swami Samarth Mandir, ,Khadki Malkapur Road, Khadki, Tq/Dist Akola 444004	Location:	Gandhinagar
Legal Address:	Duplex No H, Subdivision Plot No 11-12-13-H, Fs No 2/2, (As Per 7/12 2/2/B/11/12/13/H) Mouje Khadki Bu. Near Swami Samarth Mandir, Backside Of Sita Mata Temple, Khadki Malkapur Road, Khadki, Tq And Dist Akola 444004	City:	Akola
		Pin Code	444004
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Near Swami Samarth Mandir, Backside Of
		Collateral ID:	I26AKL004-096589

PROPERTY DETAILS

Type Of Property:	Duplex Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	1	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	10
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	1	1	1	1 RK WITH WC BATH
First Floor	2	0	1	2 BED ROOMS WITH WC BATH
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	1
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	59

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Duplex No G	Duplex No I	9 M Wide Layout Road	Another Layout From Fs No 2
Actual on Site	Duplex No G Of Sandip	Duplex No I Of Ajay Bhinge	Road	Property From Another Layout
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	529	0	0
Carpet Area	577	0	0
Super Built Up/Sellable Area	721	6000	4326000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4326000
% Recommended	100	Realizable Value:	4326000

Realizable Value In Words : Rupees Forty-Three Lakh Twenty-Six Thousand

Visited By:	Mr. Akshay Dhanokar	Visited on:	09-Oct-2026
Violations observed (if any):			

Remarks:

null | 1) 1 years old rcc g plus 1 rcc duplex purchase case. 2) we have received ats draft between vasudeo vaman balkar and ramesh motiramji bhaitilak. 3) we have received seller sale deed in the name of ramesh motiramji bhaitilak of deed no 176/2024 and 5399/2023. na order and layout map received of mrc no nap34/khadki 13/1990/1991 dt. 31/07/1990. approved by sdo akola. we have received 7/12 extract of gut no 2/2/b/11/12/13/h. we have received subdivision order and map of jawak no 421/2024 dt. 12/08/2024 approved tahasildar. we have received sanctioned building plan and permission of building permit no 1460570 proposal code ddmco-24-89656 approved by adtp akola. 4) as on date duplex is vacant. we have consider unit cost for this valuation. builtup area is taken from provided sanctioned building plan and land share is taken from provided subdivision order and 7/12 extract. 5) case is review for rate revision.

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

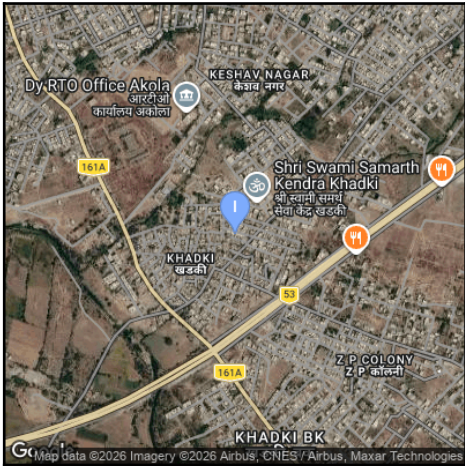
Entered By:	Akshay Dhanokar	Entered On:	13-Oct-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	13-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. approved building plan and cc from adtp and subdivision order from tahsildar is received. as on date construction work of property is complete. this is non apf builder purchase case, necessary approvals to be taken.		



Longitude: 77.0239125
Latitude: 20.668658333333333
Image Taken 09-OCT-2026 16:24:55



Longitude: 77.0239125
Latitude: 20.668658333333333
Image Taken 09-OCT-2026 16:24:55



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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