



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149804	Application No.:	77000337619
Customer Name:	Ashok Mahadevrao Dakhore	Branch :	(10004) AMRAVATI
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Ashok Mahadevrao Dakhore	Mobile :	8380076315 9370331320

PROPERTY ADDRESS

Property Address:	Plot No. 4a, Field S. No. 11/2, Near Shree Gajanan, Maharaj Temple, Shinde Nagar, Mouza- Sherpur, , Tah. Karanja, Dist. Washim, 444105	Location:	Washim
		City:	Akola Pin Code 444505
		State:	Maharashtra Country India
Legal Address:	Plot No. 4a, Field S. No. 11/2, Near Shree Gajanan Maharaj Temple, Shinde Nagar, Mouza- Sherpur, Tah. Karanja, Dist. Washim, 444105.	Nearby Landmark:	Near Shree Gajanan Maharaj Temple,
		Collateral ID:	I26AKL505-083129

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	144
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
First Floor	1	1	1	1RK, WC BATH
Second Floor				
Other1				
Other2				
Ground Floor	2	1	2	1BHK, 2WC BATH

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	9
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	51

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	House Of Wankhade	Colony Road	House Of Nirmal Panjab	House Of Yadav
Actual on Site	House Of Wankhade	Road	House Of Nirmal Panjab	House Of Yadav
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:	GROUND FLOOR- 1BHK

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	968	2500	2420000
Carpet Area	832	0	0
Super Built Up/Sellable Area	1041	2000	2082000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4502000
% Recommended	100	Realizable Value:	4502000
Realizable Value In Words : Rupees Forty-Five Lakh Two Thousand			

Visited By:	Unity Construction_Hfc	Visited on:	30-Aug-2026
Violations observed (if any):			
Remarks:	null 1. hl rhl home purchase resale type of case. 2. as per the sale deed and as per the site the plot area is 968 sq.ft. so same is considered for the valuation. 3. as per the building plan/sale deed and as per the site built up area of ground and first floor is 1041 sq.ft. so same is considered for valuation. 4. ats draft received in the name of mr. ashok mahadevrao dakhore. sale deed received in the name of pandit ramrao rokade, deed no. 1706, dt. 02/03/2021. namuna 7 received of cts no. 11/2/4/a. na order received of nap no. 34/sherpur/21/2001-2002, dt. 13/01/2004. sanction building permission and sanction building plan received, approved by gut gp. kinhi(rokade), dt. 24/10/2013. sanction sub division layout plan received of s. no. 11/2, plot no. 4, approved by tahsildar karnja. tax receipt received of recpt. no. 5064, approved by mc karnja. from the provided previous sale deed, the north and south four boundaries are interchanged but we are considered fourboundaries as per the provided ats. as per site visit, the property is vacant, and as discussed with the applicant, he will occupy the property after execution of the sale deed.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

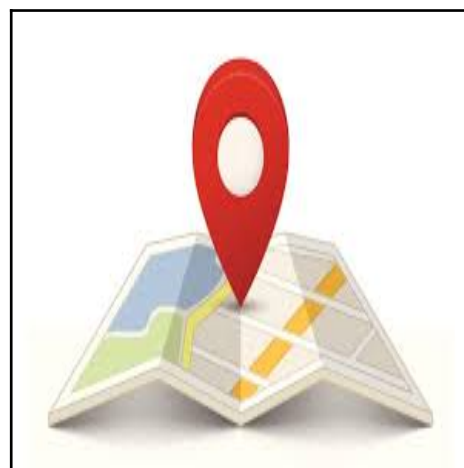
Entered By:	Unity Construction	Entered On:	04-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	04-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. gp building plan and permission, subdivision layout plan from tahsildar along with tax receipt from mc is received. age of property is 09 years. as per discussion, customer will occupy the property after the execution of sale deed. kindly note.		



Longitude: 77.462861
Latitude: 20.479528
Image Taken



Longitude: 77.462856
Latitude: 20.479525
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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