

Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-174624	Application No.:	77000372990
Customer Name:	Shankar Sadashiv Gujre	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:	Shankar Sadashiv Gujre	Mobile :	7218768809 8007087351

PROPERTY ADDRESS

Property Address:	Duplex No 3, Plot No 14, Fs No 12/4/D, Near Nilkantheshwar Maharaj Temple,,Gokarna Park, Old City, Mouje Tapalabad,Tq And Dist Akola 444001	Location:	Akola Ho	Pin Code 444001
Legal Address:	Duplex No 3, Plot No 14, Fs No 12/4/D, Near Nilkantheshwar Maharaj Temple, Gokarna Park, Old City, Mouje Tapalabad Tq And Dist Akola 444001	City:	Akola	Country India
		State:	Maharashtra	
		Nearby Landmark:	Near Nilkantheshwar Maharaj Temple.	
		Collateral ID:	I26AKL001-096833	

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:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	8
Green Housing:	No	Distance from City Center Km:	4
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure

Rcc Structure

Occupancy Status

Vacant

Occupied By

Na

Apprx. Property Age

(For Home Improvement/ Home

0

Maintenance Level

Good

Occupied Since

NA

Relationship of Occupant

Na

Residual Age Of Property

60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Duplex Of Chaudhary	Parking Of Duplex	Duplex No 2	Duplex No 4
Actual on Site	Duplex Of Chaudhary	Parking Of Duplex	Duplex No 2	Duplex No 4
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)
Land area	0	0	0
Carpet Area	424	0	0
Super Built Up/Sellable Area	530	5500	2915000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2915000
% Recommended	100	Realizable Value:	2915000

Realizable Value In Words : Rupees Twenty-Nine Lakh Fifteen Thousand

Visited By: Mr. Akshay Dhanokar Visited on: 09-Oct-2026

Violations observed if any):

Remarks: null | 1) new builder purchase case. 2) we have received ats draft in the name of shankar sadashiv gujare and mr sanjay gadhe and 2 others. 3) we have received sale deed in the name of mr sanjay gadhe and 2 others of deed no 2016-2023. 4) we have received na order and layout map of mrc no nap 34/palabad/22/2009-10 dt.04/11/2010 approved by sdo akola. 5) we have received 7/12 extract of gut no 12/4/d/14 in the name of sanjay gadhe and 2 other 6) we have received sanctioned building permission and sanctioned building plan of building permit no 201520, permit no ddmco/b/2024/apl/05220 proposal code ddmco-23-58021 dt. 14/06/2024 approved by adtp akola 8) as per provided sanctioned building plan gf consist of parking first floor consist of 1 rk and sf consist of 2 bed with lat bath of total builtup area is 49.29 sqm i e 530.55 sqft and as per actual on-site gf consist of 1 rk and ff 2 bedroom of total g plus 1 builtup area is 828 sqft so less is consider for valuation i e 530 sqft

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
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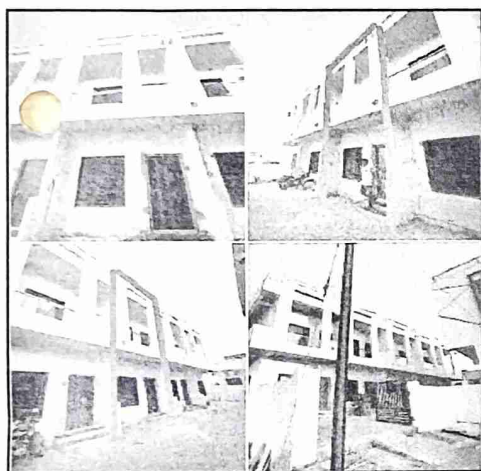
Entered By: Akshay Dhanokar
Recommended by:
Recommender's
Comment:

Entered On: 13-Oct-2026
Completion Status: Construction Is Complete

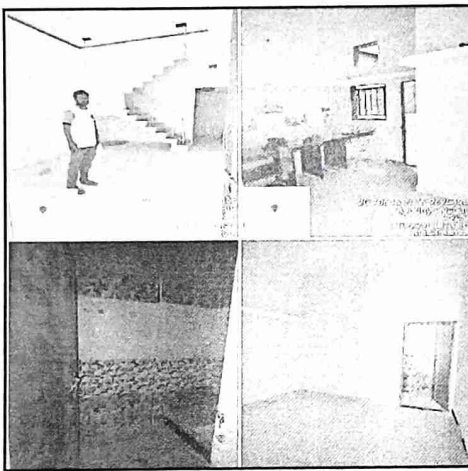
Approver Name: Ashay Khade
Designation: Technical Manager
Approver
Recommendation :
Conditional
Remark:

Approver ID: HE002951
Approved On : 13-Oct-2026

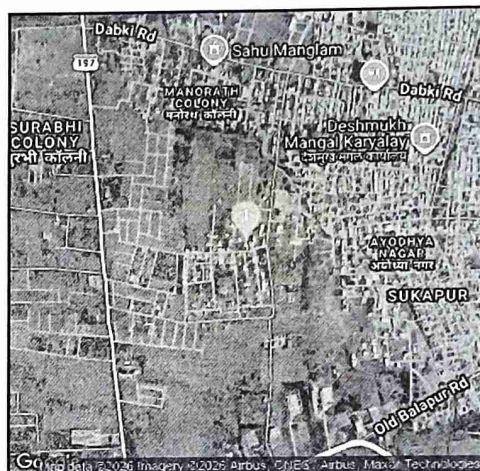
Approver's
Comment: ok for builder purchase case. approved building plan and cc is received. as on date construction work of property is complete.
this is non apf builder purchase case, necessary approvals to be taken.



Longitude: 76.96954611111111
Latitude: 20.706463888888887
Image Taken 09-OCT-2026 17:13:41



Longitude: 76.96954611111111
Latitude: 20.706463888888887
Image Taken 09-OCT-2026 17:13:41



DECLARATION

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 recorded 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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