



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-134342	Application No.:	77000328662
Customer Name:	Pooja Uttam Kamble	Branch :	(10048) AKOLA
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Pooja Uttam Kamble	Mobile :	9579878373 9878787786

PROPERTY ADDRESS

Property Address:	Row House No 4 A, F.S. No. 18/3/2/A And 18/3/2/B, Nandan Co.Op. Hsg. Soc. Behind Mahalaxmi, Transport, Viraj Park, Mouje Hingana, Mhaispur, Patur Road, Tq. And Dist Akola 444001	Location:	Akola Ho
Legal Address:	Row House No 4 A, F.S. No. 18/3/2/A And 18/3/2/B, Nandan Co.Op. Hsg. Soc. Behind Mahalaxmi Transport, Viraj Park, Mouje Hingana Mhaispur, Patur Road, Akola Tq. And Dist Akola 444001	City:	Akola Pin Code 444001
		State:	Maharashtra Country India
		Nearby Landmark:	Behind Mahalaxmi Transport, Viraj Park,
		Collateral ID:	I26AKL001-078211

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	11
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
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor	2	1	1	1 BHK WITH WC BATH

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	20
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	0	Na	40

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Row House No 5 A (Anita	Row House No 3 A (Asha	Row House No 24, 25	Open Land And Road
Actual on Site	Row House No 5 A (Anita	Row House No 3 A (Asha	Row House No 24, 25	Open Land And Road
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:	

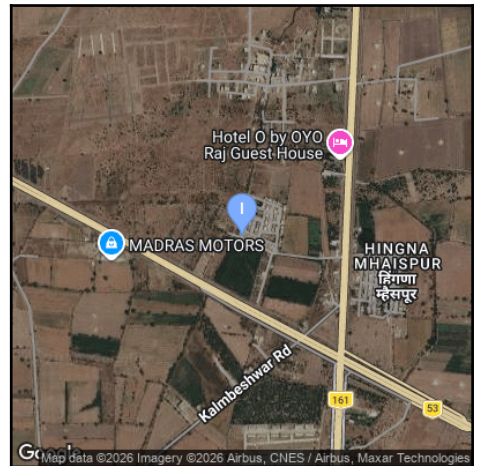
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	775	1000	775000
Carpet Area	354	0	0
Super Built Up/Sellable Area	443.0	1400	620200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1395200
% Recommended	100	Realizable Value:	1395000

Realizable Value In Words : Rupees Thirteen Lakh Ninety-Five Thousand

Visited By:	Mr. Akshay Dhanokar	Visited on:	10-Aug-2026
Violations observed (if any):			
Remarks:	null 1) 20 years old rcc ground floor 1 bhk row house no 4 a is constructed on fs no 18/3/2/a and 18/3/2/b 2) we have received ats draft between pooja uttam kamble and nandan co.op. hsg. socity. 3) we have received sale deed of fs no 18/3 in the name of nandan co.op. hsg. socity. of deed no 910-2006 4) we have received notarised partation deed between nandan co.op. hsg. socity and dwarkesh co.op. hsg. socity 5) we have received na order and layout map of mrc no nap34/hingna-mhaispur/33/2005-06 dt. 26/10/2006 approved by sdo akola. layout map is sanctioned by adtp akola. 6) we have received sanctioned building permission and sanctioned building plan of mandate no 8, dt. 30/06/2006.approved by gp hingna-mhaispur 7) we have received 7/12 extract of gut no 18/3/2/b and 18/3/2/a from online downloaded. 8) as on date, the property is vacant. as discussed with the customer, he will occupy the property after execution of the sale deed. accordingly, we have taken a notarized indemnity bond declaration from the customer, and the same has been uploaded in omni doc		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
DOCSCANNER 22 AUG 2026 9-58 AM.PDF	NULL	NULL	

Entered By:	Akshay Dhanokar	Entered On:	22-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	22-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. na order from sdo and sanctioned layout plan from adtp along with gp building plan and permission is received. as on date property is vacant. customer will occupy the property after the execution of sale deed. indemnity mentioning the same is received from customer. kindly note.		



Longitude: 76.98147361111111
Latitude: 20.672079444444446
Image Taken 10-AUG-2026 14:01:12

Longitude: 76.98147361111111
Latitude: 20.672079444444446
Image Taken 10-AUG-2026 14:01:12

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.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and prevailing market rates for similar properties and on the facts and confirmation provided by the client ("Client") or his professional advisor or any other party on behalf of the Client as on date of assessment, which the Client represents to be complete and accurate in all respects. Report contains no representations or warranties of any kind. The Client should exercise appropriate due diligence with respect to the property, including approval status, legal and tax diligence, prior to taking of any decision. Compliance with statutory requirements applicable for construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any role in construction and pricing of the project / Property.

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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client. This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.