



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152620	Application No.:	77000351489
Customer Name:	Mahendra Motiram Dapase	Branch :	(10048) AKOLA
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Mahendra Motiram Dapase	Mobile :	9657375890 8846423538

PROPERTY ADDRESS

Property Address:	Plot No. 15, Gat No. 64/1, Gp Malmatta No. 1485, , Anu. No. 1606, Near Sewalal Maharaj Temple,,Gp/Mouje-Sonkhas, Tah. Mangrulpir, Dist. Washim, ,444403.	Location:	Mangrulpir
		City:	Akola
		Pin Code	444403
		State:	Maharashtra
		Country	India
Legal Address:	Plot No. 15, Gat No. 64/1, Gp Malmatta No. 1485, Anu. No. 1606, Near Sewalal Maharaj Temple, Gp/Mouje- Sonkhas, Tah. Mangrulpir, Dist. Washim, 444403.	Nearby Landmark:	Near Sewalal Maharaj Temple,
		Collateral ID:	I26AKL403-085586

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:	Developed
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	120
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	2	0	1	2 ROOM, WC BATH
Second Floor				
Other1				
Other2				
Ground Floor	3	1	2	2BHK, 2WC BATH

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mahendra Motiram Dapase	5
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2021	Self	55

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 26	Layout Road	Plot No. 14	Plot No. 16
Actual on Site	Plot No. 26	Road	Plot No. 14	Plot No. 16
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:	GF- 2BHK, 2UNIT OF WC

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1200	2400	2880000
Carpet Area	960	0	0
Super Built Up/Sellable Area	1200	1800	2160000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5040000
% Recommended	100	Realizable Value:	5040000
Realizable Value In Words : Rupees Fifty Lakh Forty Thousand			

Visited By:	Unity Construction_Hfc	Visited on:	11-Sep-2026
Violations observed (if any):			
Remarks:	null 1) this is a resale purchase case. 2) as per the site, the property is g plus 1 rcc type, having 5 yr old. 3) ats received in between purchaser- jitendra motiram dapase, mahendra motiram dapase and seller- arvind lakshman wankhade. 4) sale deed received in the name of mr. arvind lakshman wankhade, deed no. 1622/2017. namuna 8/tax assesment abstract sheet received having malmatta no. 1485, dt. 03/02/2026 approved by gp jamb. na order and layout map received of nap no. 34/sonkhas-17/2001-2002. dt. 09/07/2002 approved by tahasildar mangrulpir, tax receipt received of recpt. no. 92, dt. 03/02/2026. noc certificate issued by gp jamb received, dt. 04/11/2019. 4) as per the namuna 8, sale deed and site measured the plot area is 1200 sq.f. so same is considered for ttthe valuation. 5) as per the site measured the total built up area for g plus 1 is 1632 sq.ft. and as per the provided tax assesment abstract builtup area is 1200 sqft so the least is considered for valuation.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

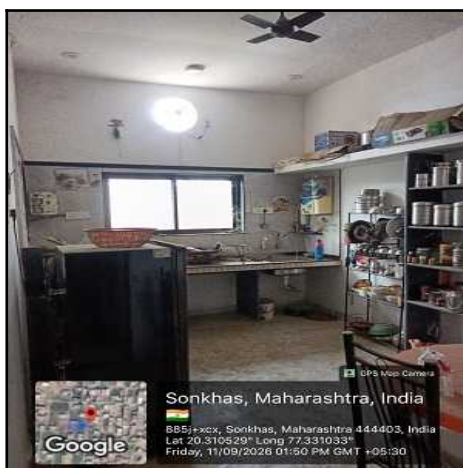
Entered By:	Unity Construction	Entered On:	12-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	12-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. na order and sanctioned layout plan from tahsildar along with gp tax assesment sheet is received. age of property is 05 years.		



Longitude: 77.33102799999999

Latitude: 20.310528

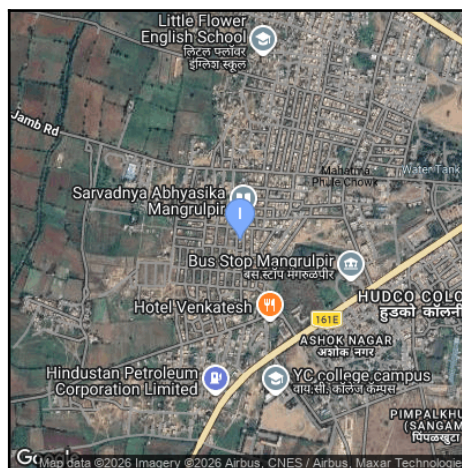
Image Taken



Longitude: 77.33102799999999

Latitude: 20.310528

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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