



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-167144	Application No.:	77000365672
Customer Name:	Ravikumar Yuwaraj Pardhi	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - Prime HI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Ravikumar Yuwaraj Pardhi	Mobile :	8989524294 7709444644

PROPERTY ADDRESS

Property Address:	Flat No. 210, Second Floor, Building No. 10/Wing-A, Imperial Heights, Plot No. Rh-20, Within The Village Limits Of Rengapar, Mouza Rengapar,,Tah. And Dist Nagpur-441108	Location:	Nagpur Ayachit Mandir
Legal Address:	Flat No. 210, Second Floor, Building No. 10/Wing-A, Imperial Heights, Plot No. Rh-20, Within The Village Limits Of Rengapar, Mouza Rengapar, Tah. And Dist Nagpur-441108	City:	Nagpur Pin Code 440002
		State:	Maharashtra Country India
		Nearby Landmark:	Near Shree Ganesh Mandir
		Collateral ID:	I26NAG002-093038

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	75 PERCENTAGE
No of Floors:	5	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	48
Green Housing:	No	Distance from City Center Km:	28
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor	2	1	1	1 BHK RESIDENTIAL (UNDER CONST.)
Other2				
Ground Floor				
First Floor				
Other1				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Marginal Space And Road	Lobby And Flat No. 203	Flat No. 209	Staircase
Actual on Site	Marginal Space And Road	Lobby And Flat No. 203	Flat No. 209	Staircase
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:	SAID PROPERTY IS A

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	376	0	0
Super Built Up/Sellable Area	456	4900	2234400
Other 1	1	0	0
Other 2	1	0	0
% Completion	90	TOTAL	2234400
% Recommended	90	Realizable Value:	2234000

Realizable Value In Words : Rupees Twenty-Two Lakh Thirty-Four Thousand

Visited By:	Dhananjay Datar And Asscoiates_Hfc	Visited on:	28-Sep-2026
Violations observed (if any):	Na		
Remarks:	null 1) this is hl-builder purchase case. 2) copy of draft agreement of assignment is in name of mr. ravikumar s/o. yuwaraj pardhi. 3) revised sanctioned building plan details vide permit no. db/c-64809/of 2022, dt. 04/08/2022, by midc. 4) copy of deed of declaration details vide sr no. 770/2016, dt. 15/03/2016. 5) copy of midc lease deed is in name of m/s. imperial gruhanirman sahakari sanstha maryadit details vide sr. no. 631/2016, dt. 29/01/2016. 6) copy of plot plan details vide dt. 29/01/2016, by midc. 7) copy of transfer order is in name of m/s imperial gruhnirman sahakri sanstha maryadit details vide sr. no. midc/ro(ngp)/btr/lms- i l88l 7 5812016, dt. 22/01/2016, by midc. 8) built up area as per agreement of assignment is considered for valuation. 9) the said property is a midc leasehold property. 10) scrutiny carried out at the time of visit property shown by mr. ravikumar pardhi. 11) rcc work, slab work completed till fifth floor, internal and external painting work work is in progress. 12) the said property comes under the limits of gp rengapar. 13) copy of rera certificate details vide rera no. p50500012942, valid up to dt. 31/12/2035. 14) this case is reviewed for revising rates.		

OMNI DOCS FILES			
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P1_COMPRESSED.PDF	NULL	NULL	

Entered By:	Dhananjay Datar And Assco Datar	Entered On:	29-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	29-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. approved building plan from midc and rera certificate is received. as on date construction stage of building is 90 percent complete. this is non apf builder purchase case, necessary approvals to be taken.		



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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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