
INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149218	Application No.:	77000346915
Customer Name:	Amit Papayya Chalurkar	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - RHI - Home Purchase - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Amit Papayya Chalurkar	Mobile :	9834467188 7620865265

PROPERTY ADDRESS

Property Address:	Apartment No 102 1st Floor Mauli Residency Plot No,74 Kh Nos 96/1kh 96/2kh Shree Sant Dyaneshwar Gruh,Nirman Sahakari Sanstha Marya Ph No 39 Sheet No 40,Cts No 395 Ward No 14 Corp House No 6665/A/74	Location:	Ayodhya Nagar
Legal Address:	Apartment No 102 1st Floor Mauli Residency Plot No 74 Kh Nos 96/1kh 96/2kh Shree Sant Dyaneshwar Gruh Nirman Sahakari Sanstha Marya Ph No 39 Sheet No 40 Cts No 395 Ward No 14 Corp House No 6665/A/74 Gurukunj Nagar Near Nit Garden Mz Manewada Tah And Dist Nagpur 440024	City:	Nagpur Pin Code 440024
		State:	Maharashtra Country India
		Nearby Landmark:	Gurukunj Nagar Near Nit Garden
		Collateral ID:	I26NAG024-082285

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	20
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor	4	1	2	3BHK FLAT ON 1ST FLOOR
Second Floor				
Other1				
Other2				

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No 63	9.14 Mtrs Road	Flat No 101	Open Space
Actual on Site	Plot No 63	9.14 Mtrs Road	Flat No 101	Open Space
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	707	0	0
Super Built Up/Sellable Area	982	6500	6383000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6383000
% Recommended	100	Realizable Value:	6383000

Realizable Value In Words : Rupees Sixty-Three Lakh Eighty-Three Thousand

Visited By:

Mr. Saurabh Rangari

Visited on:

29-Aug-2026

Violations observed (if any):

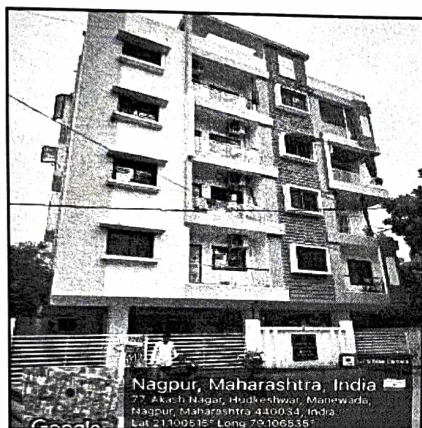
Remarks:

null | 1. this is hi-rhl-bt topup case. 2. documents provided are- ngn8-8537-2025 dt 22-07-2025 in the name of shri amit papayya chalurkar and mrs smita amit chalurkar, property card, plan- nit vide building permit no. be(south)c.no.gun-p-004/t.no 20211020101/171 dt 16/11/2021, tax- nmc tax receipt dt 21/07/2026, dod- ngn8-7170-2021 dt 29-12-2021 in the favor of shree guru mauli developers nagpur, rl- permit no. 1324 dt 16-01-2017. 3. said property is 3bhk flat situated on 1st floor with 15.01 percent uds. 4. super builtup area 982 sq. ft taken from dod and same is consider for valuation. 5. flat is constructed as a 3bhk unit but building plan is sanctioned for 1bhk-pooja room-store room. 6.case is review for remarks updation.

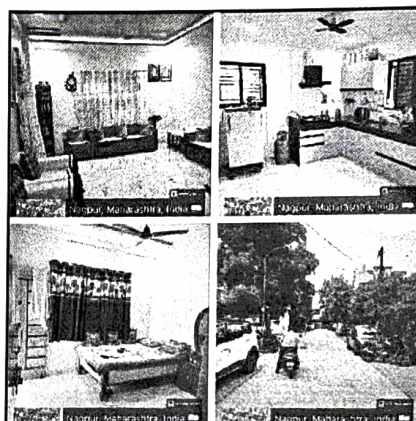
OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
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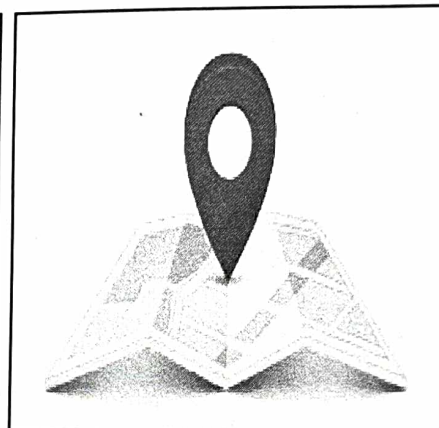
Entered By:	Saurabh Rangari	Entered On:	31-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	31-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. sanctioned building plan from nit, rl letter, pr card along with nmc tax receipt is receipt.		



Longitude: 79.106535
Latitude: 21.100515
Image Taken 28-AUG-2026 14:58:33



Longitude: 79.106535
Latitude: 21.100515
Image Taken 28-AUG-2026 14:58:33



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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