



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-81226	Application No.:	7800244564
Customer Name:	Ajinkya Rajkumar Bhute	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - Prime HI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Ajinkya Rajkumar Bhute	Mobile :	8788500501 7387243012

PROPERTY ADDRESS

Property Address:	Apartment No. C-304, Third Floor, Utkarsh Nirmaan,,Opposite Mangalwari Bazar, Sadar, Ward No. 63, ,Sheet No. 196, City Survey No. 471, Khasra No. , 83/2, Mouza - Wadpakad, Tah. And Dist Nagpur	Location:	Nagpur Gpo
Legal Address:	Apartment No. C-304, Third Floor, Utkarsh Nirmaan, Opposite Mangalwari Bazar, Sadar, Ward No. 63, Sheet No. 196, City Survey No. 471, Khasra No. 83/2, Mouza - Wadpakad,Chalta No.19, Tah. And Dist Nagpur - 440001	City:	Nagpur Pin Code 440001
		State:	Maharashtra Country India
		Nearby Landmark:	Near Anjuman College Of Engineering
		Collateral ID:	I26NAG001-044279

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	100 PERCENTAGE
No of Floors:	8	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	16
Green Housing:	No	Distance from City Center Km:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Third Floor	3	1	2	2BHK VACANT FLAT
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant		30
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			30

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	P. W. D. Bunglow And	Road (To Gaddigudam)	Road To Kadbi Chowk	Property To Dr. Rangilal
Actual on Site	Flat No.303 / P. W. D.	Flat No.305/ Road (To	Passage / Road To Kadbi	Building Margin / Property To
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
Flood Prone Area	No	CRZ	1

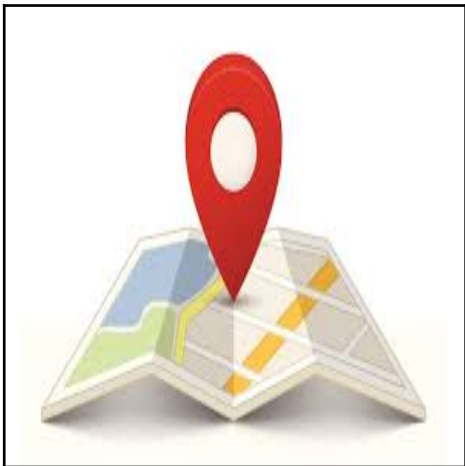
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	677	0	0
Super Built Up/Sellable Area	846	6000	5076000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5076000
% Recommended	100	Realizable Value:	5076000
Realizable Value In Words : Rupees Fifty Lakh Seventy-Six Thousand			

Visited By:	Mr. Nikhilesh Kukade	Visited on:	12-May-2026
Violations observed (if any):			
Remarks:	null 1) this subject case is resale purchase case. 2) the subjec property is a 2 bhk residential vacant from 4months. 3) documents received copy notarized agreement to sale is in name of mr ajinkya rajkumar bhute, copy of sale deed is in the name of shri. madhu roy reg no.7444 on dated11/05/1992, sanctioned building plan details vide permit no. 38/epr/63, dt. 25/4/1988, by nmc, copy of deed of declaration details vide sr no. 12177, dt. 21/09/1991. 4) super built up area as per sale deed is considered for valuation. 5) the said property was vacant since 4months.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Nikhilesh Kukade	Entered On:	15-May-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	16-May-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. approved building plan is received. as per discussion with customer, his relatives will occupy the property after the execution of sale deed. kindly note.		



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Latitude: 21.164737799999997
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Latitude: 21.164737799999997
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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.

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.

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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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