



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-174165	Application No.:	77000374789
Customer Name:	Sanjay Gopalrao Khandare	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Sanjay Gopalrao Khandare	Mobile :	9538646333 8624037270

PROPERTY ADDRESS

Property Address:	Plot No. 13, Mouza- Wanadongari, Ph No. 46, Kh No.,200, Shahakar Gnss, Ho No. 2362, Ward No. 2, Near ,Pioneer Apartment, Wanadongari, ,Tah- Hingna, Dist-Nagpur 440002	Location:	Nagpur Ayachit Mandir
Legal Address:	Plot No. 13, Mouza- Wanadongari, Ph No. 46, Kh No. 200, Shahakar Gnss, Ho No. 2362, Ward No. 2, Near Pioneer Apartment, Wanadongari, Tah- Hingna, Dist-Nagpur 440002	City:	Nagpur Pin Code 440002
		State:	Maharashtra Country India
		Nearby Landmark:	Near Pioneer Apartment
		Collateral ID:	I26NAG002-096023

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	80 PERCENT
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Natute of Location:	Urban	Distance Travelled From Operating	28
Green Housing:	No	Distance from City Center Km:	14
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	4	1	2	3 BHK WITH T/B
Second Floor				
Other1				
Other2				
Ground Floor	4	2	2	2 UNITS OF 1BHK

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 14	25 Feet Road	Plot No. 34	25 Feet Road
Actual on Site	Plot No. 14	25 Feet Road	Plot No. 34	25 Feet 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	1713	3000	5139000
Carpet Area	1146	0	0
Super Built Up/Sellable Area	1432	1800	2577600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	7716600
% Recommended	100	Realizable Value:	7717000

Realizable Value In Words : Rupees Seventy-Seven Lakh Seventeen Thousand

Visited By:	Vedant Associates_Hfc	Visited on:	09-Oct-2026
Violations observed (if any):			
Remarks:	null this is a lap case, 1). said property is a gf plus upper 1 floor residential hose which self and tenant occupied, 2). land area is 159.13 sqmt/ 1712.87 sqft (as per rl), 3). built up area is 133.054 sqmt/ 1432.19 sqft (as per sanction building plan), 4). approach road to the property is 25 feet tar road, 5). provided documents are- copy of sale deed in the name of mr. sanjay gopalrao khandare in between panjabrao shankarrao zodape same was duly registered in the sub registrar hingna sr. no. 5270-2017 date-30-11-2017, 6). copy of rl permit no. rl/3815/tpd/2023-24 date-16-11-2023 by municiple council wanadongari, copy of sanction building plan letter no. 3815/2023 date-16-11-2023 by municiple council wanadongari, copy of tax receipt no. 11982 date- 04-09-2026 by municiple council wanadongari, copy of 7/12, 7). property situated within the limits of municiple council.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
SANJAY.PDF			

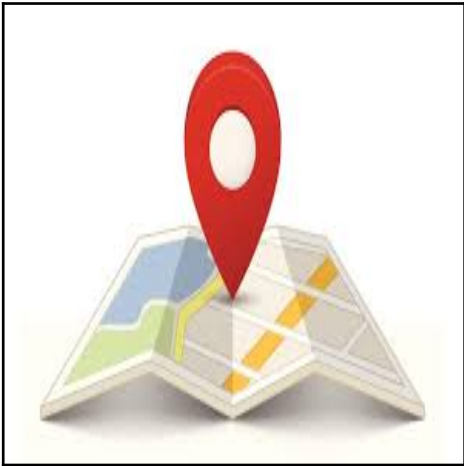
Entered By:	Vedant Associates_Hfc Gawande	Entered On:	09-Oct-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	12-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. sanctioned building plan. rl letter along with tax receipt from municipal council is received. age of property is 20 years. property is partly self and partly tenant occupied. tenant noc to be taken.		



Longitude: 78.977834
Latitude: 21.098533999999997
Image Taken



Longitude: 78.977834
Latitude: 21.098533999999997
Image Taken



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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