



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-99860	Application No.:	77000267020
Customer Name:	Saurabh Sanjay Pandhare	Branch :	(10833) NAGPUR - CA 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:	Saurabh Sanjay Pandhare	Mobile :	8888817187 9518368625

PROPERTY ADDRESS

Property Address:	Apartment No 101 First Floor Nupur Apartment, Plot No 11 In Public Co Op Hsg Soc. H/O 559/11, Ward No 74 Cts No 173 Sheet No (609)/22 Chalta No, 22 Kh. Nos 65/2 65/3 Mz Jaitala Nagpur 440002	Location:	Nagpur Ayachit Mandir
Legal Address:	Apartment No.101 First Floor Nupur Apartment. Plot No 11 In Public Co Op Hsg. So lety H/O 559/11 Ward No 74 Cts No 173 Sheet No (609)/22 Chalta No 22 Kh. Nos 65/2 65/3 Mz Jaitala Nagpur 440002	City:	Nagpur Pin Code 440002
		State:	Maharashtra Country India
		Nearby Landmark:	Opposite To Water Tank Jaitala Road
		Collateral ID:	I26NAG002-052969

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
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	5	1	3	CLINIC PLUS 3BHK RESIDENTIAL
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Self Plus Vacant	13
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			47

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Jaitala Road	Plot No. 15	9 Mtrs. Wide Road	Plot No. 10.
Actual on Site	Jaitala Road	Plot No. 15	9 Mtrs. Wide Road	Plot No. 10.
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	1590	0	0
Super Built Up/Sellable Area	2083	3500	7290500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	7290500
% Recommended	100	Realizable Value:	7291000

Realizable Value In Words : Rupees Seventy-Two Lakh Ninety-One Thousand

Visited By:	Mr. Pravin Mange	Visited on:	09-Jun-2026
Violations observed (if any):			
Remarks:	null 1. subject case is hl home purchase resale, 2. said property is 3bhk vacant flat plus 1 clinic on front side (occiped by customer) on 1st floor int. finished, g plus 4 building. 3. provided documents are copy of draft sale deed is in name of mr saurabh sanjay pandhare, copy of deed of apartment is in name of m/s. samruddhi habitats through its sole proprietor shri sudhir s/o gangadharrao kherde, details vide sr. no. 1940-2014, dt. 21/03/2014, sanctioned building plan details vide permit no. 121/b.p./ (w)/tp/n.m.c./114, dt. 12/03/2012, by nmc, copy of deed of declaration details vide sr. no. 04935-2012, dt. 14/08/2012, 4. according to the sanctioned building plan and deed of declaration only one unit was mentioned whereas as per site visit 2 units were observed, 5. out which front side portion of flat no 101 ie. south east corner flat (commercial use) purchased by mr. sanjay vitthalrao pandhare having sbua 483 sqft, reg no. ngn4-2307/2021 dt 10/3/2021, and back side. i.e north side vacant at the time of visit, 6. now customer purchasing both units i.e flat no 101 south -east corner flat having sbua 483sqftplus flat no 101 north side flat having sbus 1600sqft (combined whole flat no 101 having sbua 2083sqft). 6. legal clearance to be required before disbursement. 8. this case reinitiate due to corrected draft received and valuation released. 9. this case review for considering both units for valuation as per correction in draft. 9. combine draft of both units are received hence single report is provided.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

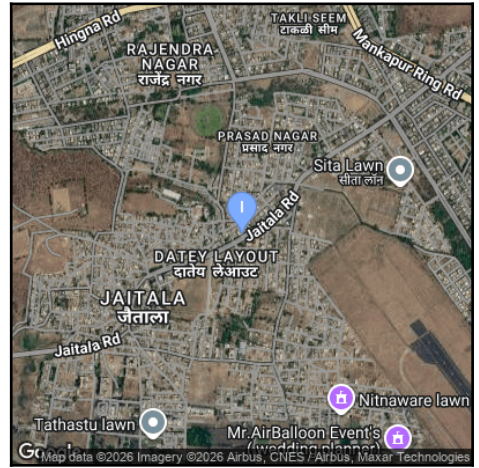
Entered By:	Pravin Mange	Entered On:	23-Jun-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	23-Jun-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved building plan from nmc along with dod is received. as per building plan 1st flr has only one unit 101 having two separate entrances, both the portions are separate on site. south east part is used as clinic and north part is vacant residential 03 bhk. customer is purchasing entire unit for which single draft is received. legal clearance to be taken before proceeding. kindly note.		



Longitude: 79.0272275
Latitude: 21.11249666666667
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Longitude: 79.0272275
Latitude: 21.11249666666667
Image Taken NULL



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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The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and prevailing market rates for similar properties and on the facts and confirmation provided by the client ("Client") or his professional advisor or any other party on behalf of the Client as on date of assessment, which the Client represents to be complete and accurate in all respects. Report contains no representations or warranties of any kind. The Client should exercise appropriate due diligence with respect to the property, including approval status, legal and tax diligence, prior to taking of any decision. Compliance with statutory requirements applicable for construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.