



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-160586	Application No.:	77000358824
Customer Name:	Pankaj Ramkrushna Vaidya	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - Ag Premium - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	In House
Contact Name:	Pankaj Ramkrushna Vaidya	Mobile :	9890660322 9130239715

PROPERTY ADDRESS

Property Address:	Plot No 71 South Part, Industrial Basti Scheme, Kh, No 583/3, Ward No 20, Div South, Sheet No 323, Cts, No 220, Corp House No 1701, Juni Shurawari, Mz ,Nagpur, Tah And Dist Nagpur, 440001	Location:	Nagpur Gpo
Legal Address:	Plot No 71 South Part, Industrial Basti Scheme, Kh No 583/3, Ward No 20, Div South, Sheet No 323, Cts No 220, Corp House No 1701, Juni Shurawari, Mz Nagpur, Tah And Dist Nagpur, 440001	City:	Nagpur Pin Code 440001
		State:	Maharashtra Country India
		Nearby Landmark:	Near Nmc Badminton Hall
		Collateral ID:	I26NAG001-089859

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	8
Green Housing:	No	Distance from City Center Km:	4
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
Ground Floor	1	1	2	1HK VACANT
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	26
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	34

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Not Mentioned	Not Mentioned	Not Mentioned	Not Mentioned
Actual on Site	Road And Then Plot No 28	Plot No 79	Remaining Part Of Property	Plot No 70
Boundary	No			

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

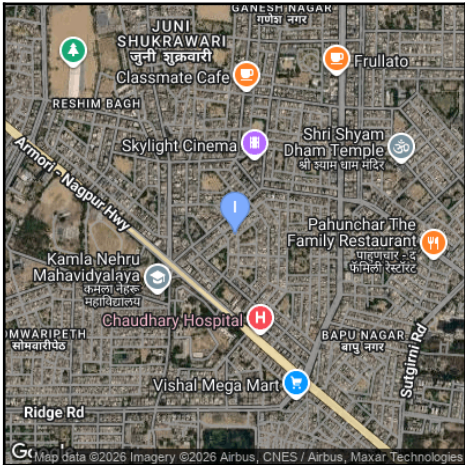
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	600	7500	4500000
Carpet Area	400	0	0
Super Built Up/Sellable Area	500	1300	650000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5150000
% Recommended	100	Realizable Value:	5150000
Realizable Value In Words : Rupees Fifty-One Lakh Fifty Thousand			

Visited By:	Mr. Saurabh Rangari	Visited on:	17-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is resale house purchase of ag premium. 2. provided documents are- relinquishment deed- ngn4-174-2021 dt 07-01-2021 in the favor of shri khushal marotrao panchal and shri dilip marotrao panchal, property card, lease deed- ngn3-7040-2022 dt 21-10-2022 in the favor of shri khushal marotrao panchal and shri dilip marotrao panchal, lease layout plan, architect building plan -no. ca/99/24317 aitp/2022-007 prafulla parlewar, draft of sale deed- in the favor of sau sonu pankaj vaidya by the vendor shri khushal marotrao panchal. 3.said property is hall kitchen and t and b at gf. 4. land area taken from draft of sale deed and bua taken from arch. building plan and sam is considered for valuation. 5.from kitchen there is an access to remaining north portion through a single door, it should be closed permanantly before cheque handover. 6. it is southern portion of the property (seperated by a common wall) and boundaries of the part portion are not mentioned in documents hence actual boundaries should be mentioned in proposed sale deed.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Saurabh Rangari	Entered On:	23-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	23-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under ag product. from kitchen of said property there is an access to adjacent property which should be permanently closed before cheque handover. also both the adjacent properties have common main entrance gate. indemnity to be taken from customer mentioning correct four boundaries and creating separate main entrance if anything unwanted happens, also noc to be taken from owner of adjacent of property regarding the common usage of main entrance. kindly note.		



Longitude: 79.11557083333332

Latitude: 21.129457777777777

Image Taken 17-SEP-2026 15:52:15

Longitude: 79.11557083333332

Latitude: 21.129457777777777

Image Taken 17-SEP-2026 15:52:15

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.

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 role in construction and pricing of the project / Property.

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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client.This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes 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.