



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-160332	Application No.:	77000349260
Customer Name:	Pratik Vinod Khapekar	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - Rhl - Home Purchase - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Pratik Vinod Khapekar	Mobile :	7769816830 9561516023

PROPERTY ADDRESS

Property Address:	Apartment No.101 On 1st Floor, Sr Harmony, On Plot,No.98, Shri. Gajanan Nagar Housing Co-Operative , Society Limited Nagpur,Ph.No.39, Kh.Nos.75/2,75/3,Mouza-Babulkheda, Tah And Dist-	Location:	Bhagwan Nagar
Legal Address:	Apartment No.101 On 1st Floor, Sr Harmony, On Plot No.98, Shri. Gajanan Nagar Housing Co-Operative Society Limited Nagpur, Ph.No.39, Kh.Nos.75/2, 75/3, Mouza-Babulkheda, Cts No.4667, Sheet No.63, Co.House No.5538a/98, Tah And Dist-Nagpur	City:	Nagpur Pin Code 440027
		State:	Maharashtra Country India
		Nearby Landmark:	Near Omkar Nagar Water Tank
		Collateral ID:	I26NAG027-088108

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	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
Ground Floor				
First Floor	3	1	2	2BHK FLAT SELF OCCUPIED
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self	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	By Plot No.58	By Road Of Other Society	By Plot No.97	By Road
Actual on Site	Building Margin/ Plot No.58	Stair Case / Road	Building Margin /Plot No.97	Building Margin / 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:	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	584	0	0
Super Built Up/Sellable Area	730	6600	4818000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4818000
% Recommended	100	Realizable Value:	4818000

Realizable Value In Words : Rupees Forty-Eight Lakh Eighteen Thousand

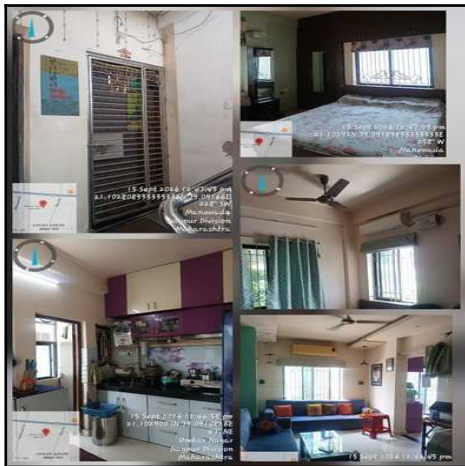
Visited By:	Mr. Nikhilesh Kukade	Visited on:	18-Sep-2026
Violations observed (if any):			
Remarks:	null 1)the subject case is bt case, 2)the subject property is 2bhk flat on 1st floor internally finished with semi modular kitchen, pop in all rooms, waredrobes in bedrooms, externally finished g plus 4bldg, 3)documents received- sale deed its in the name of shri. vinod narayan khapekar reg no.ngn4-2987/2015, sanctioned building plan and permit by nit permit no.be(s)/572/193/2779/tracking no.2011100432 on dated 19/12/2011, deed of decleration reg no.1991 on dated06/03/2012, nmc tax receipt index no. 14skp0174070, pr card. 4)areas taken from sale deed for the valuation. 5)single 2bhk flat on each		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

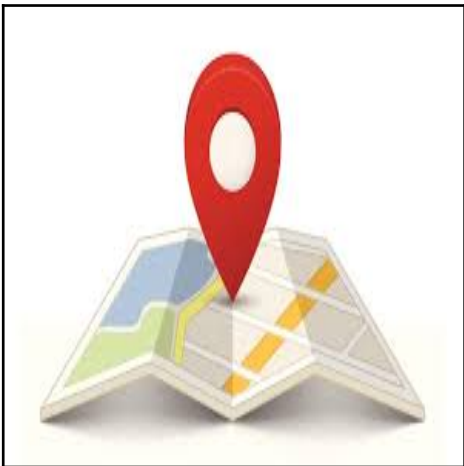
Entered By:	Nikhilesh Kukade	Entered On:	19-Sep-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	19-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. sanctioned building plan and permission from nit, pr card along with tax receipt from nmc is received. age of property is 13 years.		



Longitude: 79.0915469
Latitude: 21.1027875
Image Taken



Longitude: 79.0915469
Latitude: 21.1027875
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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