



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-163294	Application No.:	77000346568
Customer Name:	Vinay Sukhadevrao Raibole	Branch :	(10004) AMRAVATI
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Vinay Sukhadevrao Raibole	Mobile :	9049682493 7972186278

PROPERTY ADDRESS

Property Address:	Nazul Plot No. 649, Mouje Rajapeth, Pragane ,Badnera, Nazul Sheet No. 8, At Kishor Nagar, Near ,Patil Coaching Classes, Prashant Nagar Area,Amravati, Tq And Dist. Amravati 444606	Location:	Frezarpura		
		City:	Amravati	Pin Code	444606
Legal Address:	Nazul Plot No. 649, Mouje Rajapeth, Pragane Badnera, Nazul Sheet No. 8, At Kishor Nagar, Near Patil Coaching Classes, Prashant Nagar Area, Amravati, Tq And Dist. Amravati 444606	State:	Maharashtra	Country	India
		Nearby Landmark:	Near Patil Coaching Classes		
		Collateral ID:	I26AMI606-088958		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	3	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	2	1	1	1BHK (TENANT OCCUPIED)
First Floor	2	1	1	1BHK (TENANT OCCUPIED)
Second Floor	2	1	1	1BHK (OWNER OCCUPIED)
Third Floor	1			1 HALL (TENANT OCCUPIED)
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Owner And Tenant	10
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2025	Owner And Tenant	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Road	Service Line	House Of Mr Bidwaik	House Of Mr Bhatarkar
Actual on Site	Service Line	Road	House Of Mr Rathod	House Of Mr Bhatarkar
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	749	4200	3145800
Carpet Area	1182	0	0
Super Built Up/Sellable Area	1478	1500	2217000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5362800
% Recommended	100	Realizable Value:	5363000

Realizable Value In Words : Rupees Fifty-Three Lakh Sixty-Three Thousand

Visited By:	Vedant Associates_ Amravati_Hfc	Visited on:	21-Sep-2026
Violations observed (if any):			
Remarks:	null 1) nhl - rnhl - lap residential - fresh case, sukhadev laxmanrao raibole owner of the property gift deed no is 3215, dt. 05/06/2025. 2) received pr card. 3) received assessment sheet. 4) given bua as per provided assessment sheet. 5) received tax receipt no.141, dt. 08/05/2025, issued by amc. 5) pproperty is self and tenant occupied. 6) as per gift deed and as per on site east and west side boundary are interchanged.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Vedant Associates_ Amrava	Entered On:	22-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	22-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. pr card along with tax assesment sheet from amc is received. age of property is 10 years. property is partly self and partly tenant occupied. tenant noc to be taken.		



Longitude: 77.76996277777778

Latitude: 20.922229722222223

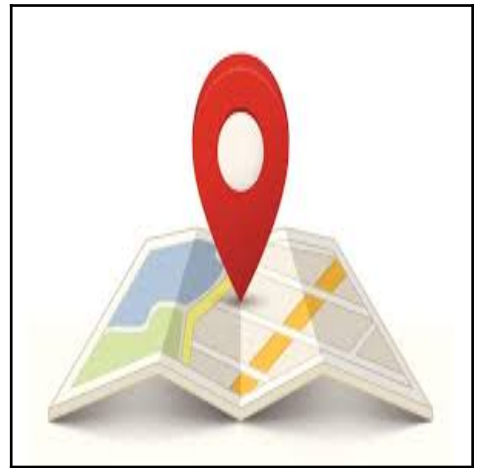
Image Taken



Longitude: 77.7701163888889

Latitude: 20.922124444444446

Image Taken



DECLARATION

I/We hereby 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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