



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152478	Application No.:	77000345314
Customer Name:	Rajendra Narayanrao Bhitade	Branch :	(10004) AMRAVATI
Product Name:	Nhl - Rnhl - Lap Residential - Bt + Top Up	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Rajendra Narayanrao Bhitade	Mobile :	9422166406 9850614302

PROPERTY ADDRESS

Property Address:	Layout Plot No 51, Nazul Plot No 6200/51, Nazul,Sheet No 118, Shet Survey No 73/3, Np Ward No 15, ,Kasba Pusad, Near Navjivan English School, ,Tah Pusad And Dist Yavatmal 445204	Location:	Pusad		
		City:	Yavatmal	Pin Code	445204
Legal Address:	Layout Plot No 51, Nazul Plot No 6200/51, Nazul Sheet No 118, Shet Survey No 73/3, Np Ward No 15, Kasba Pusad, Near Navjivan English School, Tah Pusad And Dist Yavatmal 445204	State:	Maharashtra	Country	India
		Nearby Landmark:	Near Navjivan English School		
		Collateral ID:	I26YAV204-091142		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Rural	Distance Travelled From Operating	300
Green Housing:	No	Distance from City Center Km:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other1				
Other2				
Ground Floor	4	1	2	3 BHK RESIDENTIAL
First Floor	3	3	2	1 RK THREE BLOCK ON RENT
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self And Tenant	13
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2013	Self	47

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Layout 9 M Wide Road	Plot No 48	Layout Of Rajesh	Plot No 50
Actual on Site	Layout Road	House Of Chavan / Plot No 48	Road From Layout Of Rajesh	Plot Of Chandankar // Plot No
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	2252	3500	7882000
Carpet Area	2154	0	0
Super Built Up/Sellable Area	2692	2150	5787800
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	13669800
% Recommended	100	Realizable Value:	13670000
Realizable Value In Words : Rupees One Crore Thirty-Six Lakh Seventy Thousand			

Visited By:	Reckoner Technical Service Private Limited_Hfc	Visited on:	04-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is lap bt topup case 2. said property is g plus one structure, gf is self occupied and ff is rented to others, gf is also having tin shed store which is not considered in valuation 3. documents provided includes copy of sale deed in the name of shree rajendra narayanrao bhitade with sr no 1539-2010 dated on 30/04/2010, na order as per sale deed vide order no nap-34/100/2001-2002 dated on 20/12/2002 property card received in the name of shree rajendra narayanrao bhitade, tax assesment sheet received in the name of shree rajendra narayanrao bhitade of proeprty no 2310, prabhag no 14, dt. 04/09/2026. from pusad nagar parishad 4. plot area in valuation is taken from sale deed 5. as per provided sale deed plot area is 209.10 sqm ie 2252 sqft and as per on site and pr card plot area is 320 sqm i e 3444 sqft we have consider less area for valuation. 6. builtup area is taken from provided tax assesment sheet. case is review for rate revesion.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

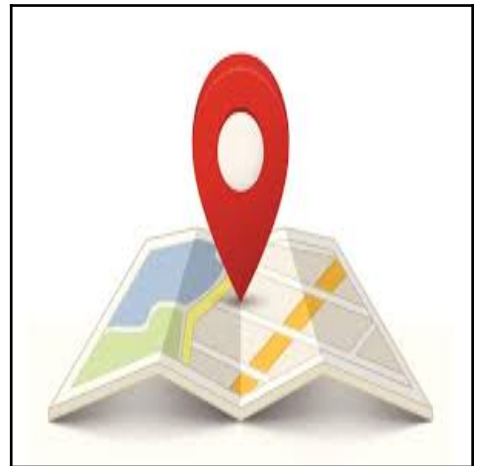
Entered By:	Ashish Kedar	Entered On:	24-Sep-2026
Recommended by:	Ashay Khade	Completion Status:	Constructed
Recommender's Comment:	Pr Card Along With Tax Assesment Sheet From Nagar Parishad Is Received. Age Of Property Is 13 Years. Area Difference Is Found Between Plot Area On Pr Card As Well As On Sale Deed, Lower Area Is Considered For Valuation. Legal Opinion To Be Taken For Same. Tenant Noc To Be Documented. Kindly Note.		
Approver Name:	Shourya Gupta	Approver ID:	HE005626
Designation:	Head-Avg	Approved On :	25-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 77.57120499999999
Latitude: 19.899545833333335
Image Taken 03-SEP-2026 16:15:04



Longitude: 77.57119972222222
Latitude: 19.899545833333335
Image Taken 03-SEP-2026 16:14:26



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.

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.