



Asset Valuation

APF INDIVIDUAL UNIT REPORT

APF TECHNICAL REPORT

Application No	77000352358
Customer Name	Ram Shobharam Sahu
BSM/RM Name	

BUILDER DETAILS

Group Name	Rai Udyog Limited
Bulider's Name	Rai Udyog Limited
Bulider's Grade	B Land 9823050615 Mobile

LAND OWNER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Account Holder Name

BUILDER ACCOUNT DETAILS

Bank Name	Branch Name	Account No	Holder Name
Icici Bank Ltd	Medical Square Branch		Rai Udyog Ltd
Icici Bank Ltd	Medical Square Branch	624205500747	Rai Udyog Ltd
Icici Bank Ltd	Medical Square Branch	624205500747	Rai Udyog Ltd

PROJECT DETAILS

Project Name	Rai Tower
Project Approval No	NAG/25/2347
Property Address	Plot No 102 2 102 House No 59 And 59a Cts No 1872
Legal Address	Plot No.102/2,102,H No.59 And 59a,Cts No.1872,1870/1,Sheet No.29,C No.19/27, Mz
City	Nagpur Pincode 440001
Landmark	Near Lic Square
Class Of Locality	DEVELOPED
Distance from Center of city	2

RERA DETAILS

RERA Registration Applicable	Yes
RERA Registration Number	P5050002962 RERA Valid upto 31-MAR-2028
Registration Status	Registered
Apply For RERA	Applied
Reason for RERA Not Applicable	
RERA Account Updated	Yes
Registration Revocation	No Deviation
Special Condition	

COMPLETION STATUS

Completion Status	Flooring In Progress	Approved Property Use	Commercial
Commencement	28-FEB-2025	Proposed Completion	31-MAR-2028
Project ID	474058	Building ID	573377
Building Name	Rai Tower	Flat No/RH No/Plot No	215
Carpet Area(Sq. ft)	301	Floor	10
Land Area	0 Rate 0	Approved Upto Floor	null
Builtup/Salable Area(sq.ft.)	320 Rate 15700	Total No of Floors	9
Garden Area (sq.ft.)	0 Rate 0	Unit Type	SHOP
No of Parking	0 Rate 0	Valuation	5024000
Amenities Cost	0	Collateral Id	
Valuation in Words	Fifty Lac Twenty-Four Thousand		

STAGE OF CONSTRUCTION

Description of		%Completion	92	%Recommended	92	Payment Schedule	
Date of Visit	02-SEP-2026	Visited By	NIKHILESHKUKADE		Visited By Type	In House	
Approved By	Ashay Khade(He002951 - Technical Manager)						
Approver's Remark	OK LEGAL REMARKS NEEDS TO CHECK BEFORE DISBURSEMENT						
Remarks	1. This Is A Subsequent Case Of Apf, 2. Progress- Basement Plus Ground Plus Upper 8th Floor Rcc Brick Work, Internal Plaster Work Comp, Tiles Work Almost Completed, Internal Painting Work Wip, Fire Work Completed, Shutter Instalation Wor Almost Comp, Lift Instalation Work Pending, 3.Documents Received- Sale Deed, Freed Hold Letter, Sanctioned Building Plan And Cc By Nmc, Deed Of Deceleration, Property Card, Amalgamation Plan By Nmc. Rera Certificate, Legal Scrutiny And Search Report By Adv, Vijay Deshpande						
Violation Observed if any							
Unit Remarks							



Latitude 21.1576232
 Longitude 79.081976
 Image Taken 02-SEP-2026 15:01:18



Latitude 21.1576232
 Longitude 79.081976
 Image Taken 02-SEP-2026 15:01:05

PROPERTY DEDUPE

Application No	Customer Name	Channel Name	Request Date
77000352358	RAM SHOBHARAM SAHU	HE002931	26/SEP/2026

OMNIDOCs FILES

File Name	Omindoc File Name	Latitude	Longitude
BUILDING PLAN-1.PDF	HRQ-25-182457_BUILDINGPLAN-		
FREE HOLD LETTER.PDF	HRQ-25-	NULL	NULL
TERRACE FLOOR PLAN.PDF	HRQ-25-	NULL	NULL
8TH AND 9TH FLOOR PLAN.	HRQ-25-		
FIRST FLOOR PLAN.PDF	HRQ-25-	NULL	NULL
RERA MAHARASHTRA REAL	HRQ-25-	NULL	NULL
BUILDING PERMIT AND CC.	HRQ-25-	NULL	NULL
APF_-_RAI_TOWER_E-	HRQ-25-182457_APF-RAITOWERE-		

File Name	Omindoc File Name	Latitude	Longitude
LAYOUT PLAN.PDF	HRQ-25-182457_LAYOUTPLAN_TCH.	NULL	NULL
APF_-_RAI_TOWER.PDF	HRQ-25-182457_APF-		
BASEMENT AND G FLOOR	HRQ-25-	23.034236777777778	72.55527597222222
BUILDING CERTIFICATE.PDF	HRQ-25-	NULL	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.

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.

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