



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-120215	Application No.:	77000316537
Customer Name:	Anna Ram	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:	Technical Agency
Contact Name:	Anna Ram	Mobile :	9636822701 7038387572

PROPERTY ADDRESS

Property Address:	Plot No. 82, House No. 2432/82/82a, Mouza Wathoda,,Kh. No. 124/2, P.H. No. 34-A, Sheet No. 615/55,,C.T.S. No.243,Ward No. 21,Kamakshi Co. Op. Housing,Society Ltd. Nagpur, Tah. And Dist. Nagpur,440001.	Location:	Nagpur Gpo		
		City:	Nagpur	Pin Code	440001
		State:	Maharashtra	Country	India
		Nearby Landmark:	Near Narayana School		
Legal Address:	Plot No. 82, House No. 2432/82/82a, Mouza Wathoda, Kh. No. 124/2, P.H. No. 34-A, Sheet No. 615/55,C.T.S. No. 243, Ward No. 21, Kamakshi Co. Op. Housing Society Ltd. Nagpur, Tah. And Dist. Nagpur, 440001.	Collateral ID:	I26NAG001-068059		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	24
Green Housing:	No	Distance from City Center Km:	12
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other1				
Other2				
Ground Floor	1	0	1	PARKING PLUS 1 ROOM
First Floor	2	1	2	1 BHK RESIDENTIAL
Second Floor	2	0	1	2 ROOMS

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Seller Occupied	3
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	57

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 82/A	Plot No. 81	Road	Khsara Boundry
Actual on Site	Plot No. 82/A	Plot No. 81	Road	Khsara Boundry
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	943	5500	5186500
Carpet Area	1207	0	0
Super Built Up/Sellable Area	1509	2400	3621600
Parking Area	402	1200	482400
Other 2	1	0	0
% Completion	100	TOTAL	9290500
% Recommended	100	Realizable Value:	9291000

Realizable Value In Words : Rupees Ninety-Two Lakh Ninety-One Thousand

Visited By:	Dheera Valuers And Advisor_Hfc	Visited on:	22-Jul-2026
Violations observed (if any):			
Remarks:	null 1. this is resale home purchase case., 2. said property is g plus 2 structure residential house in which gf has parking plus 1 room, ff has 1 bhk, sf has 1 hall and 2 store room, where seller occupied on site., 3. documents copies verified are drafted sale deed, sale deed reg. no. ngn5-6616-2018 on dated. 30/10/2018 in the name of chandrakant annaji mandvekar, property card, rl letter permit no. 1385 on dated. 24/10/2018 by nit, tax receipt no. 10/2018-19/0188265 on dated. 24/10/2018 by nmc,architect building plan., 4. land area is taken as per sale deed and rl letter., 5. bua as per architect building plan is 1833 sqft and as per fsi 1.6 1509 sqft, hence lower side area is consider for valuation., 6. gf parking area 402 sqft also consider for valuation., 7. property photos are uploaded in omni doc.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
ANNA PICS_COMPRESSED.PDF	NULL	NULL	

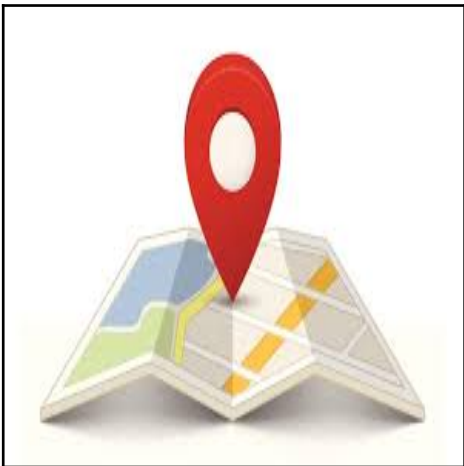
Entered By:	Dheera Valuers And Adviso	Entered On:	24-Jul-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	24-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. rl letter from nit along with ar. building plan is received.		



Longitude: 79.14972555555556
Latitude: 21.130738055555558
Image Taken 22-JUL-2026 17:39:33



Longitude: 79.14972555555556
Latitude: 21.130738055555558
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.

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.