



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-113034	Application No.:	77000307963
Customer Name:	Pravin Ghanshyam Chaube	Branch :	(10107) NAGPUR
Product Name:	HI - Ag Premium - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	In House
Contact Name:	Pravin Ghanshyam Chaube	Mobile :	8329490137 9075711807

PROPERTY ADDRESS

Property Address:	Plot No 39 Shanti Niketan Ekta Co-Op Housing ,Society Ltd Kh No 176 (Part-I) P S K No 46 ,House No 4673 Ward No 2 Gp Wanadongri ,Mz Wanadongri Tah Hingna Dist Nagpur	Location:	Hingna
Legal Address:	Plot No 39 Shanti Niketan Ekta Co-Op Housing Society Ltd Kh No 176 (Part-I) P S K No 46 House No 4673 Ward No 2 Np Wanadongri Mz Wanadongri Tah Hingna Dist Nagpur 441110	City:	Nagpur
		Pin Code	441110
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Near Harmony English School
		Collateral ID:	I26NAG110-070624

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Council
Nature of Location:	Rural	Distance Travelled From Operating	26
Green Housing:	No	Distance from City Center Km:	13
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
Ground Floor	4	1	2	3BHK RESIDENTIAL (VACANT)
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	23
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	37

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Other Layout	20 Ft Wide Road	Plot No 38	Plot No 40
Actual on Site	Other Layout	20 Ft Wide Road	Plot No 38	Plot No 40
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:	

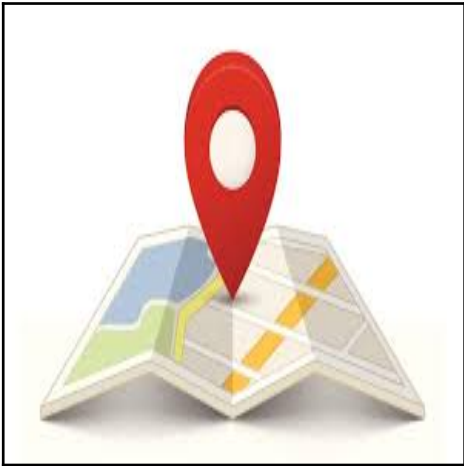
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1512	2200	3326400
Carpet Area	640	0	0
Super Built Up/Sellable Area	800	1200	960000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4286400
% Recommended	100	Realizable Value:	4286000

Realizable Value In Words : Rupees Forty-Two Lakh Eighty-Six Thousand

Visited By:	Mr. Pravin Mange	Visited on:	29-Jul-2026
Violations observed (if any):			
Remarks:	null 1. this home purchase case. 2. said property is 3bhk gf residential vacant building int and ext finished. 3. provided documents are sale deed on the name of hgn-04766-2011 dt 14/09/2011, na order by collectors vide its order no 426/nap-34/2005-06 dt 3/02/2006, society layout map, separate 7/12 extract on the name of seller, tax assessment by nagar panchayat having bua 800sqft, tax receipt dt 27/05/2012, 4. plot area as per sale deed and bua as per tax assessment is considered for valuation. 5. as per discussed with customer property is vacant from last 4-5 years, hence indemnity regarding property will occupy by customer after execution of sale deed is received, same is attached in omnidocks. 6. latest tax receipt and tax assessment should be a part of docket.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
INDIMINITY PRAVIN CHAUBE.PDF	NULL	NULL	

Entered By:	Pravin Mange	Entered On:	29-Jul-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	30-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under ag product. property is vacant as on date, as per discussion with customer he will renovate and occupy the property after the execution of sale deed. indemnity mentioning the same is received and attached in omni docs. kindly note.		



Longitude: 78.974098
Latitude: 21.101457200000002
Image Taken

Longitude: 78.974098
Latitude: 21.101457200000002
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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