

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-144030	Application No.:	77000333338
Customer Name:	Chaitanya Rajendra Daga	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Chaitanya Rajendra Daga	Mobile :	9284877678 9657075799

PROPERTY ADDRESS

Property Address:	Plot No 96, Survey No 66/1 A, Mouza No 78, Mouza Dautpur, Sai Nagar Near Rane Hospital, Tah Arvi Dist Wardha 442201	Location:	Arvi	Pin Code	442201
		City:	Wardha	State:	Maharashtra
				Country	India
Legal Address:	Plot No 96, Survey No 66/1 A, Mouza No 78, Mouza Dautpur, Sai Nagar Near Rane Hospital Tah Arvi Dist Wardha 442201	Nearby Landmark:	Sai Nagar Near Rane Hospital		
		Collateral ID:	I26WAR201-079291		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	224
Green Housing:	No	Distance from City Center Km:	112
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	4	1	2	3BHK RESIDENTIAL 2 ROOMS ON RENT
Second Floor	1			STORE ROOM
Other1				
Other2				
Ground Floor	3	1	2	1 BHK WITH DINNING

Structure	Occupancy Status	Occupied By	Apprx. Property Age
Rcc Structure	Occupied	Self And Tenant	(For Home Improvement/ Home 24
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			36

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open Space	Layout 12 M Wide Road	Plot No 95	Layout 6 M Wide Road
Actual on Site	Open Space	Layout 12 M Wide Road	Open Plot No 95	Layout 6 M Wide Road
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	1615	2500	4037500
Carpet Area	670	0	0
Super Built Up/Sellable Area	838	1500	1257000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5294500
% Recommended	100	Realizable Value:	5295000

Realizable Value In Words : Rupees Fifty-Two Lakh Ninety-Five Thousand

Visited By: Reckoner Technical Service Private Limited_Hfc

Visited on: 22-Aug-2026

Violations observed
(if any):

Remarks: null] 1. this is nhl nhl lap residential case 2. said property is g plus two structure, gf is self occupied, ff two rooms are rented, and sf is having one store room 3. documents provided includes copy of sale deed in the name of shree rajendra jainarayan daga with sr no 229-1997 dated on 08/12/1997, na order of collector vide order no 9/nap-34/1995-1996 dated on 29/08/1996, gift deed in the name of smt sunita rajendra daga with sr no 1464-2000 dated on 07/02/2000, 7/12 extract in the name of smt sunita rajendra daga, tax receipt and tax assessment sheet of nagar parishad arvi, approved building plan by nagar parishad arvi 4. plot area in valuation is taken from sale deed and 7/12 extract 5.bua is taken from approved building plan, this is to be noted.

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
BUILDING PLAN DAGA.PDF	NULL	NULL	

Entered By: Ashish Kedar
Recommended by:
Recommender's
Comment:

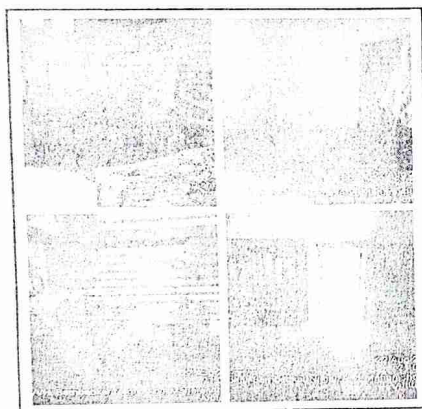
Entered On: 25-Aug-2026
Completion Status: Constructed

Approver Name: Ashay Khade
Designation: Technical Manager
Approver Recommendation : RECOMMENDED
Conditional Remark:

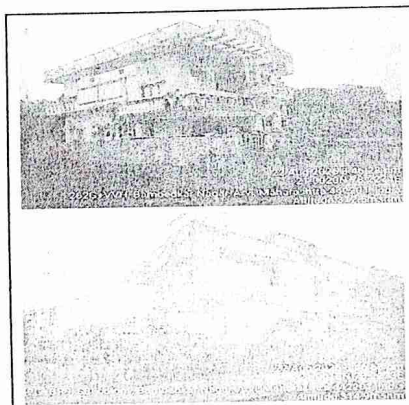
Approver ID: HE002951
Approved On : 25-Aug-2026

Approver's
Comment:

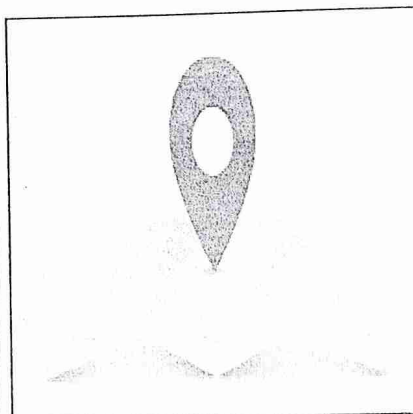
ok to proceed. sanctioned building plan along with tax receipt from nagar parishad is received. age of property is 24 years.



Longitude: 78.22748472222223
Latitude: 21.00225
Image Taken 22-AUG-2026 18:16:17



Longitude: 78.22748472222223
Latitude: 21.00225
Image Taken 22-AUG-2026 18:18:33



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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