



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149998	Application No:	77000347652
Customer Name:	Shobana Stella		(10068) CHENNAI-TAMBARAM
Product Name:	HI - Rhl - Purchase Of Land - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Shobana Stella	Mobile :	9840512884 7010306245

PROPERTY ADDRESS

Property Address:	Plot No.43, Osiya Garden Phase 1Vaiyavur VillageKancheepuram District - 631561	Location:	Walajabad
		City:	Kancheepuram Pin Code 631605
		State:	Tamilnadu Country India
Legal Address:	Comprised In S.No.384/1, 2, 3, S.No.385/1, 2, 3, 4, S.No.386/14, 18, 2, 3, S.No.393 Part, S.No.394 Part, S.No.395 Part, S.No.396/1, 2, S.No.398/1, 2, 3, 4, 54, 581, S.No.399/1, S.No.400/14, S.No.404/2, And S.No.381 Part, Plot No.43, Osiya Garden Phase 1, Vaiyavur Village, Kancheepuram Taluk, Kancheepuram Joint One Sro, Kancheepuram District.	Nearby Landmark:	Bama Rukmani Venugopalasamy Temple
		Collateral ID:	I26KRM605-082250

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	UNDER DEVELOPING
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Material at site:		Distance Travelled From Operating Office:	51
Nature of Location:	Urban	Distance from City Center Km:	71
Green Housing:	Yes	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				NA SINCE VACANT LAND
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
	Vacant	Vacant Land	
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	0

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No.44	Land Bearing S.No.397	7.2 Meter Wide Road	Plot No.54
Actual on Site	Plot No.44 - Vacant Land	Vacant Land	24 Feet Wide Bitumen Road	Plot No.54 - Vacant Land
Boundary	Yes			

NDMA Details

Height Of Building(Above Ground Level)

Less than 15 meter

Seismic Zone

3

Flood Prone Area

No

CRZ

1

VALUATION AS PER GOVT. APPROVED RATES

Land/Build up/Saleable Area

1630

Land/Build up/Saleable Rate

335

Constructed Area:

0

Constructed Rate:

0

Realizable

₹

:

546050

VALUATION DETAILS

Description

Area in Sq. Ft

Rate per Sq.Ft

Amount(R)

Land

1630

1750

2852500

(A)

Construction

0

0

0

(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION

RATE

QUANTITY

AMOUNT

Desc 2

0

0

0

Desc 3

0

0

0

Desc 4

0

0

0

Desc 5

0

0

0

Desc 6

0

0

0

Desc 7

0

0

0

Desc 8

0

0

0

Desc 9

0

0

0

Desc 10

0

0

0

Desc 11

0

0

0

Desc 12

0

0

0

Desc 1

0

0

0

Value As On Date:

2852500

Value of extra Amenities

0

% Completion

0

Amenities %Completion

0

% Recommended

0

Amenities %Recommendation

0

Reliazable value:

2852500

Realizable value Round Off:

2853000

Realizable Value In Words:

Twenty-Eight Lakh Fifty-Three Thousand

Visited By:

Mr. Sooraj Sivaramakrishnan

Visited on:

30-Aug-2026

Violations observed

Report Is Released Based On Approved Layout Sketch.

(if any):

Remarks:

null | subject property is a vacant land which is demarcated and numbered. subject property was identified with the help of document, boundaries and layout sketch. a copy of sale agreement in the name of shobana stella w/o suresh kumar dated on 28th august 2026. a copy of sale deed in the name of k.annapoorani w/o p.jayaraj vide doc.no.2145/2025 dated on 20th june 2025. a copy of dtcp approved layout vide rocl.no.15aenb4/2022/tcp dated on 11th november 2022 and approval no.swp/dtcp/kanchipuram - layout no/109/2022. land extent as per document and actual is 1630 sqft. hence the same land extent is considered for valuation. as per tn reginet the land is classified as residential special type 2. lat long - 12.846443,79.749584.

OMNI DOCS FILES

File Name

Latitude

Longitude

Go To Map

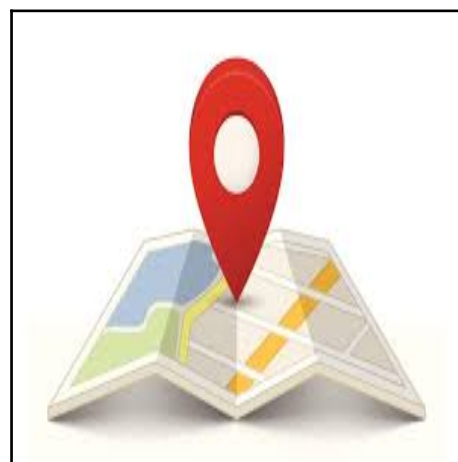
Entered By:	Sooraj Sivaramakrishnan	Entered On:	31-Aug-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Anand E	Approver ID:	HE004323
App Designation:	Regional Technical Manager	Approved On:	31-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	recommended since land approval in place		



Longitude: 79.74960583333333
Latitude: 12.846533333333333
Image Taken



Longitude:
Latitude:
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.