



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-91519	Application No.:	77000285523
Customer Name:	Bharat Gulabrao Chavan	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - Ag Premium - Plot + Construction - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Bharat Gulabrao Chavan	Mobile :	9767275788 9111190075

PROPERTY ADDRESS

Property Address:	Plot No.76, Mouza - Chikhli(Khurd), Ph No.39-A, ,Kh No.44, Cts No.61, Sheet No.537/40,Gajanan Nagar,Pipla Road,Near Vithoba Celebration Lawn,,Tah And Dist Nagpur 440034	Location:	Mhalgi Nagar Bidipeth
Legal Address:	Plot No.76, Mouza - Chikhli(Khurd), Ph No.39-A, Kh No.44, Cts No.61, Sheet No.537/40, Gajanan Nagar, Pipla Road,Near Vithoba Celebration Lawn,Tah And Dist Nagpur 440034	City:	Nagpur Pin Code 440034
		State:	Maharashtra Country India
		Nearby Landmark:	Near Vithoba Celebration Lawn
		Collateral ID:	I26NAG034-048264

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	80 PERCENT
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	16
Green Housing:	No	Distance from City Center Km:	8
Report Condition:	Property Not Visited - Customer		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	2	1	1	PROPOSED RESIDENTIAL
First Floor	2	1	1	PROPOSED RESIDENTIAL
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Road	Road	Plot No.60	Open Space
Actual on Site	Road	Road	Plot No.60	Open Space
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	1196	3500	4186000
Carpet Area	1008	0	0
Super Built Up/Sellable Area	1260	2000	2520000
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	6706000
% Recommended	0	Realizable Value:	6706000
Realizable Value In Words : Rupees Sixty-Seven Lakh Six Thousand			

Visited By:	Vedant Associates_Hfc	Visited on:	26-May-2026
Violations observed (if any):			

Remarks:	null 1) said property is a vacant plot, which was demarcated through precast wall , 2) plot area is 111.11 sqmt / 1196 sqft (as per sale deed) 3) built up area is 117.04 sqmt / 1260 sqft (as per architech building plan), 4) approach road to the property is kachha road, 5) layout development is 70 percent and surrounding devlopment is 80 percent 6) provided documents - copyof registered sale deed in the name of laxmi rambhau waghade in between rekha haribhau naradand other 5, same was duly registered in the office of subregistrar nagpur at sr. no. 4351-2020 dated 13.10.2020, 7) copy of tax receipt - 020140879, dated.18.07.2024, by nmc, copy 7/12 abstract, copy of unapproved layout plan , copy of property card, copy of architech building plan and estimate, 8) site clearence to be done before disbursment.9) this report is submitted for application no change due to file is relogging, all the details are taken from the previous valuation report which is having request id is hrq-26-20464 and application no is 77000217001.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
BOOK1.PDF			

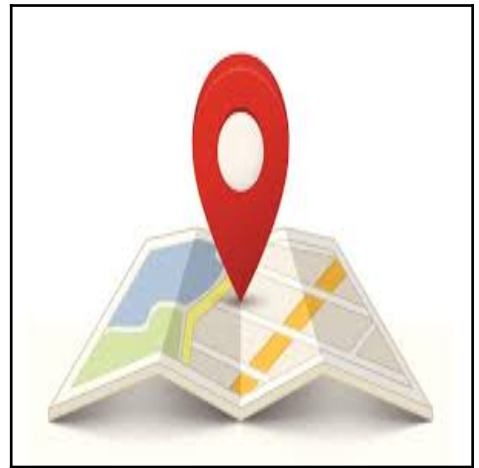
Entered By:	Vedant Associates_Hfc Gawande	Entered On:	26-May-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	26-May-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot is demarcated using precast concrete wall. pr card and nmc tax receipt is received. as on date construction work is yet to commence on site. this case is reupdated due to relogin purpose.		



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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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