


Asset Valuation
INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159099	Application No.:	77000356296
Customer Name:	Puja Singh	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - RHL - Home Purchase - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Puja Singh	Mobile :	7350314887 8830646115

PROPERTY ADDRESS

Property Address:	Apartment No.305, On 3rd Floor, Maple Enclave,Phase-1, Amalgamated Plot Nos.50,51,52,53,70,71,72, And 73, Kh.No.18/4-A, Mouza-Wagdara, Teachers,Colony, Tah-Hingana And Dist-Nagpur	Location:	Hingna
Legal Address:	Apartment No.305, On 3rd Floor, Maple Enclave Phase-1, Amalgamated Plot Nos.50,51,52,53,70,71,72 And 73, Kh.No.18/4-A, Mouza-Wagdara, Teachers Colony, Tah-Hingana And Dist-Nagpur	City:	Nagpur Pin Code 441110
		State:	Maharashtra Country India
		Nearby Landmark:	Near Zero Degree Lounge
		Collateral ID:	I26NAG110-087642

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	80 PERCENT
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Rural	Distance Travelled From Operating	22
Green Housing:	No	Distance from City Center Km:	11
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor				
Third Floor	3	1	2	2BHK FLAT SELF OCCUPIED
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self	15
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			45

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	By 9mtrs Wide Road	By 7.5mtrs Wide Road	By Plot Nos. 54 And 69	By 9mtrs Wide Road
Actual on Site	Building Margin / Road	Flat No.306 / Road	Building Margin / Plot Nos. 54	Flat No.304 / 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	1	0	0
Carpet Area	533	0	0
Super Built Up/Sellable Area	666	5500	3663000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100		
% Recommended	100		
		TOTAL	3663000
		Realizable Value:	3663000
Realizable Value In Words : Rupees Thirty-Six Lakh Sixty-Three Thousand			

Visited By:

Mr. Nikhilesh Kukade

Violations observed (if any):

Visited on:

18-Sep-2026

Remarks:

null | 1)the subject case is bt case, 2)the subject property is 2bhk flat on 3rd floor internally and extrenally finished occupied by customer g plus 4bldg, 3)documents received- sale deed its in the name of puja singh reg no. hgn-3862/2024, na order by sdo vide case no.214/nap-34/2010-2011 on dated 05/03/2011, sanctioned layout plan by town planing department nagpur vide no.sasang/2863 on dated 31/05/2008, revised sanctioned building plan and permit by nmrda permit no.be(nmrda)/west/hingna tahasil/no.17119826/20201251856/2071 dated 13/05/2021, occupancy certificate by nmrda on dated 13/05/2022, tax receipt by grampanchyat isasani, dod is not provided, 4)areas taken from sale deed for the valuation.

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:
Recommended by:
Recommender's
Comment:

Nikhilesh Kukade

Entered On: 18-Sep-2026
Completion Status: Construction Is Complete

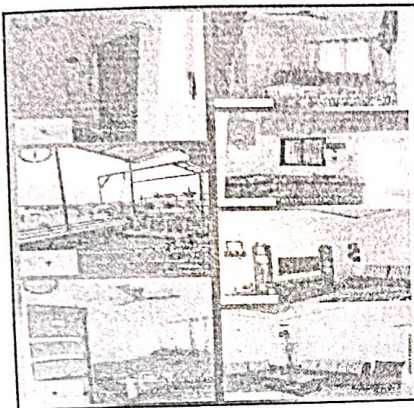
Approver Name:
Designation:
Approver
Recommendation :
Conditional
Remark:

Ashay Khade
Technical Manager
RECOMMENDED

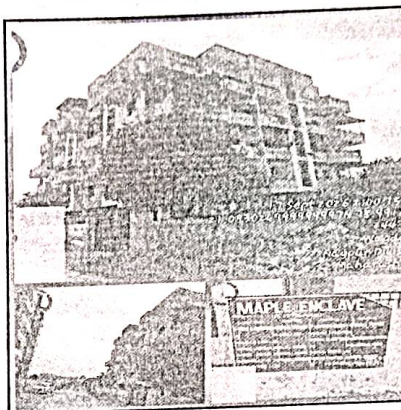
Approver ID: HIE002951
Approved On : 18-Sep-2026

Approver's
Comment:

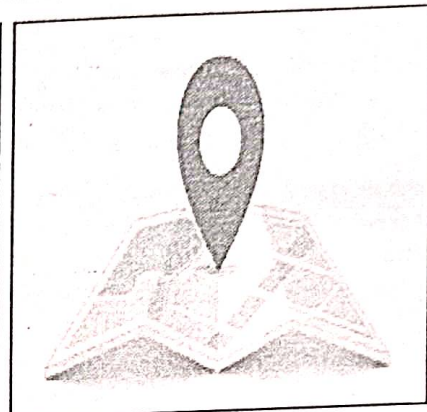
ok to proceed, sanctioned building plan and oc from nmrda is received, age of property is 15 years.



Longitude: 78.9914856
Latitude: 21.0927898
Image Taken



Longitude: 78.9914856
Latitude: 21.0927898
Image Taken



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.

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.