



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-160431	Application No.:	77000352062
Customer Name:	Sahil Sanjay Moon	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:	Sahil Sanjay Moon	Mobile :	8087378910 9359199972

PROPERTY ADDRESS

Property Address:	Apartment No. 102 Type C On First Floor, Aditya ,Apartment, Lease Hold Plot No. 72, House No. 672, ,Circle No.2, Division No.1, Ward No.11, Industrial, Area Layout, Tah. And Dist. Nagpur, 440003.	Location:	Ajni		
		City:	Nagpur	Pin Code	440003
Legal Address:	Apartment No. 102 Type C On First Floor, Aditya Apartment, Lease Hold Plot No. 72, House No. 672, Circle No. 2, Division No. 1, Ward No. 11, Industrial Area Layout, Tah. And Dist. Nagpur, 440003.	State:	Maharashtra	Country	India
		Nearby Landmark:	Near Vr Mall		
		Collateral ID:	I26NAG003-087928		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	4
Green Housing:	No	Distance from City Center Km:	1
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self Occupied	28
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	32

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 71	Plot No. 73	Lane	Plot No. 81
Actual on Site	Apartment No. 101 / Plot No.	Common Area And Plot No.	Common Area And Road /	Apartment No. 103 / Plot No.
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	1	0	0
Carpet Area	354	0	0
Super Built Up/Sellable Area	619	7000	4333000
Bua	442	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4333000
% Recommended	100	Realizable Value:	4333000

Realizable Value In Words : Rupees Forty-Three Lakh Thirty-Three Thousand

Visited By:	Dheera Valuers And Advisor_Hfc	Visited on:	18-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is fresh lap residential case., 2. said property is residential flat on ff has 2 bhk unit, where self occupied on site., 3. documents copies verified are sale deed reg. no. ngn2-00319-2005 on dated. 13/01/2005 in the name of sanjay pandharinath moon, dod reg. no. 155 on dated. 26/02/1997 in the name of shri mahendra pratap shrivastava, property card, tax receipt no. 29390 on dated. 16/12/2025 by nmc, sanction building plan permit no. ia/1555/16085 on dated. 27/01/1997 by nit, tax assessment by nmc., 4. sbua is taken as per 1.4 loading same is consider for valuation., 5. property photos are uploaded in omni doc., 6. lift is not available in building.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
MOON PICS_COMPRESSED.PDF	23.579041944444445	72.96458305555556	

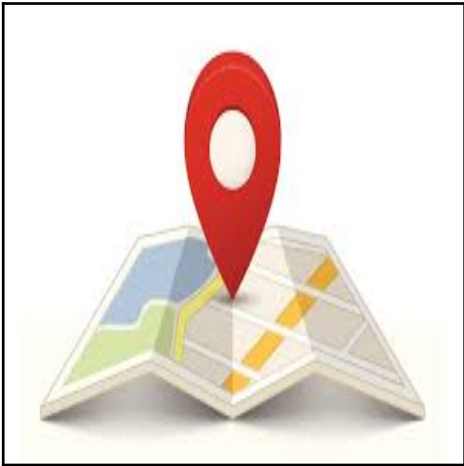
Entered By:	Dheera Valuers And Adviso	Entered On:	18-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	19-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. sanctioned building plan from nit along with nmc tax receipt is received. age of property is 28 years.		



Longitude: 79.09671305555555
Latitude: 21.132091388888888
Image Taken 17-SEP-2026 18:54:59



Longitude: 79.09651305555555
Latitude: 21.132285555555555
Image Taken 18-SEP-2026 11:16:16



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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