

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-146872	Application No.:	77000340026
Customer Name:	Gajanan Sitaramji Salame	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Gajanan Sitaramji Salame	Mobile :	9820339130 7709783326

PROPERTY ADDRESS

Property Address:	Plot No. 115, House No. 470, Mouza Babulkheda, Kh. No. 7/1.7/2, Sheet No. 151/8, C.T.S No. 827, Ward No. 14, I.A And I.B Scheme, Tah. And Dist. Nagpur, 440001.	Location:	Nagpur Gpo	Pin Code	440001
Legal Address:	Plot No. 115, House No. 470, Mouza Babulkheda, Kh. No. 7/1.7/2, Sheet No. 151/8, C.T.S No. 827, Ward No. 14, I.A And I.B Scheme, N.I.T South Of Ridge Road Layout Precinct Nagpur, Tah. And Dist. Nagpur, 440001.	City:	Nagpur	State:	Maharashtra
		Nearby Landmark:	Near Adiwasi Colony Ground	Country	India
		Collateral ID:	I26NAG001-080305		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	1	Class Of Locality:	Elite Class
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	3	0	2	3 ROOMS
Second Floor				
Other1				
Other2				
Ground Floor	3	1	2	1 BHK WITH DINING

Structure	Occupancy Status	Occupied By	Apprx. Property Age
Rcc. Structure	Occupied	Seller Occupied	(For Home Improvement/ Home 20

Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	40

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 114	Plot No. 116	Plot No. 102	Road
Actual on Site	Plot No. 114	Plot No. 116	Plot No. 102	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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1300	10000	13000000
Carpet Area	750	0	0
Super Built Up/Sellable Area	937	2000	1874000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	14874000
% Recommended	100	Realizable Value:	14874000

Realizable Value In Words : Rupees One Crore Forty-Eight Lakh Seventy-Four Thousand

Visited By: Dheera Valuers And Advisor_Hfc

Visited on: 26-Aug-2026

Violations observed
(if any):

Remarks:

null | 1. this is resale home purchase case., 2. said property is g plus 1 structure residential house in which gf has 1 bhk with dining unit and ff has 3 rooms, where seller occupied on site., 3. documents copies verified are drafted sale deed, sale deed ngn8-01735-2005 on dated. 01/06/2025 in the name of kirti satishrao warkade, property card, sanction layout plan on dated. 30/01/2011 by nit, sanction building plan and commencement certificate permit no. 465/t.p(e)/nmc/595 on dated. 14/11/2025 by nmc, lease deed commenced from 01/04/1996 to 31/03/2026, 4. land area is taken as per sale deed and bua as per sanction building plan, same is consider for valuation., 5. property photos are uploaded in omni doc, 6. provided lease deed is expired so regarding this legal opinion to be taken.

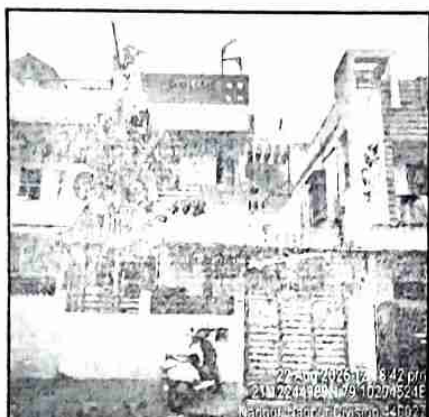
OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
-----------	----------	-----------	-----------

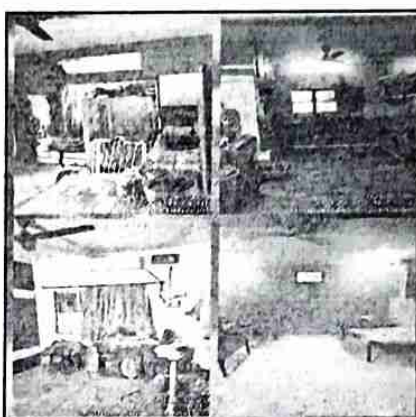
Entered By: Dheera Valuers And Advisors
Recommended by: Ashay Khade
Recommendation: Ok To Proceed. Sanctioned Building Plan And Cc From Nmc Along With Pr Card Is Received. Age Of Property Is 20 Years. It Is Located In Good Residential Locality. As On Date Provided Lease Deed Is Expired. Legal Opinion Regarding Same To Be Taken. Kindly Note.
Entered On: 26-Aug-2026
Completion Status: Constructed

Approver Name: Hemant Bagde
Designation: Regional Technical Manager
Approver ID: HE018754
Approved On: 27-Aug-2026
Approver Recommendation: RECOMMENDED
Conditional Remark:

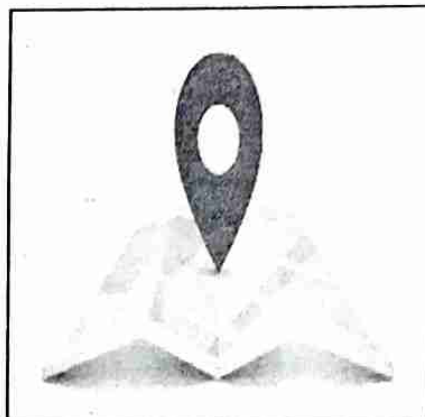
Approver's Comment: Its resale purchase property situated on lease hold plot lease period expire legal opinion to be documented



Longitude: 79.10294499999999
Latitude: 21.12244972222222
Image Taken 22-AUG-2026 12:18:42



Longitude: 79.10293999999999
Latitude: 21.122475833333333
Image Taken 22-AUG-2026 12:19:28



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.