

Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-167139	Application No.:	77000360437
Customer Name:	Deepika Pankaj Salwatkar	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - Ag Premium - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	In House
Contact Name:	Deepika Pankaj Salwatkar	Mobile :	9284495842 7620865265

PROPERTY ADDRESS

Property Address:	Plot N0 07-C, House No 25, Kh No 145/2, Ph No 15, Ward No 3, Shiv Nagari Town, Grampanchay,Bhilgaon, Mz Bhilgaon, Tah Kamptee, Dist Nagpur 440026	Location:	Uppalwadi	Pin Code	440026
Legal Address:	Plot N0 07-C, House No 25, Kh No 145/2, Ph No 15, Ward No 3, Shiv Nagari Town, Grampanchayat Bhilgaon, Mz Bhilgaon, Tah Kamptee, Dist Nagpur 440026	City:	Nagpur	State:	Maharashtra
		Nearby Landmark:	Near Grampanchayat Bhilgaon	Country	India
		Collateral ID:	I26NAG026-096390		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	90 PERCENT
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	20
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other1				
Other2				
Ground Floor	1	1	1	HALL AND KITCHEN
First Floor	2		1	2 BEDROOMS
Second Floor				
Structure	Occupancy Status		Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant			21
Maintenance Level	Occupied Since		Relationship of Occupant	Residual Age Of Property
Good				39

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No 07-D	9.00 Mtrs Wide Road	Plot No 07-A	Plot No 08-A
Actual on Site	Plot No 07-D	9.00 Mtrs Wide Road	Plot No 07-A	Plot No 08-A
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	644	1500	966000
Carpet Area	840	0	0
Super Built Up/Sellable Area	1050	1100	1155000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2121000
% Recommended	100	Realizable Value:	2121000

Realizable Value In Words : Rupees Twenty-One Lakh Twenty-One Thousand

Visited By: Mr. Saurabh Rangari

Visited on: 29-Sep-2026

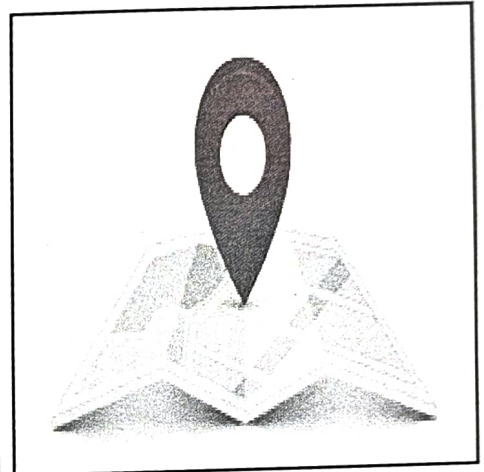
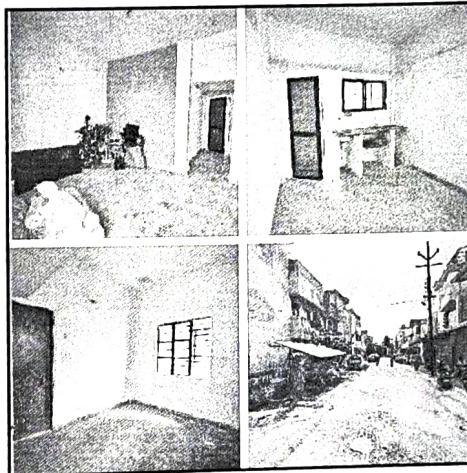
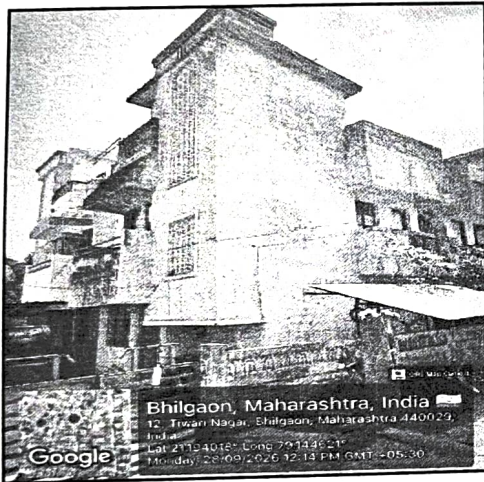
Violations observed (if any):

Remarks: null | 1. case type is resale house purchase. 2. provided documents are- sale deed- kmt-2983-2011 dt 03-09-2011 in the name of shri shashikant ramdasji meshram, na order- r.m.no 546/nap-34/2004-2005 dt 20-06-2005 by collector nagpur, gp sanctioned layout plan, 7-12, tax- gp tax receipt dt 23-09-2026, tax assessment 3. said property is duplex bungalow in which hall-kitchen at gf and 2bedrooms at ff. 4. plot area 644 sq.ft taken from 7-12 and bua 1050 sq.ft(fsi is considered within udcpr norms less than falling under 1.7 fsi for 30 ft road) taken from tax assessment. and same is considered for valuation. 5. as per verbal discussion with customer for occupancy that they will occupy the property after execution of sale deed.

OMNI DOCS FILES

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

Entered By:	Saurabh Rangari	Entered On:	12-Oct-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	12-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under ag product. age of property is 21 years. as per discussion with customer, he will occupy the property after the execution of sale deed. kindly note.		



Longitude:	79.14462	Longitude:	79.14462
Latitude:	21.1940238888889	Latitude:	21.1940238888889
Image Taken	29-SEP-2026 12:14:04	Image Taken	29-SEP-2026 12:14:04

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.