



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-155411	Application No.:	77000354033
Customer Name:	Sachin Hiralal Kashyap	Branch :	(10107) NAGPUR
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sachin Hiralal Kashyap	Mobile :	7705955690 9689959801

PROPERTY ADDRESS

Property Address:	Duplex No. E, Plot No. 6,7,8, And 9, Mouza Beltarodi, Kh. No. 43/A-4, P.H. No. 38,,Tah. Nagpur Gramin And Dist. Nagpur, 440034.	Location:	Mhalgi Nagar Bidipeth
		City:	Nagpur Pin Code 440034
		State:	Maharashtra Country India
Legal Address:	Duplex No. E, Plot No. 6,7,8, And 9, Mouza Beltarodi, Kh. No. 43/A-4, P.H. No. 38, Tah. Nagpur Gramin And Dist. Nagpur, 440034.	Nearby Landmark:	Near D-Mart Beltarodi
		Collateral ID:	I26NAG034-084839

PROPERTY DETAILS

Type Of Property:	Duplex Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	85 PERCENT
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	16
Green Housing:	No	Distance from City Center Km:	8
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	16
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	44

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Survey No. 57	6 Mtr Wide Road	Duplex D	Duplex F
Actual on Site	Survey No. 57	6 Mtr Wide Road	Duplex D	Duplex F
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	693	0	0
Super Built Up/Sellable Area	866	5500	4763000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4763000
% Recommended	100	Realizable Value:	4763000

Realizable Value In Words : Rupees Forty-Seven Lakh Sixty-Three Thousand

Visited By:	Dheera Valuers And Advisor_Hfc	Visited on:	09-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is resale home purchase case., 2. said property is g plus 1 structure residential duplex in which gf has 1 bhk unit and ff has 2 room, where vacant from last 4 months on site., 3. documents copies verified are drafted sale deed, sale deed reg. no. ngn7-00198-2008 on dated. 09/01/2008 in the name of praful vitthalrao kohade, 7/12 extract, layout plan, rl letter permit no. 5733-25/03/2026 on dated. 25/03/2026 by nagar panchayat besa-pipla, na order rev. case no. rmk 939/nap-34/2002-2003 on dated. 14/07/2003 by collector, sanction building plan on dated 02/03/2006 by gram panchayat besa, tax assessment by nagar panchayat besa-pipla, sanction layout plan by tp vide its permity no. atp/ulp/td515 beltarodi/2005/932 on dated 02-07-2005., 4.bua as per sanction building plan/ sale deed, same is consider for valuation., 5. property photos are uploaded in omni doc.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

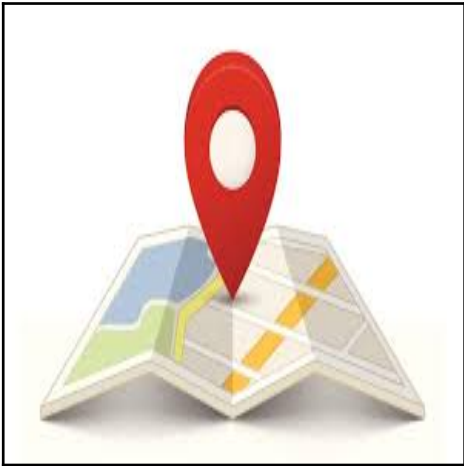
Entered By:	Dheera Valuers And Adviso	Entered On:	10-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	10-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. na order from collector, sanctioned layout plan by tp, gp building plan, rl letter and tax assesment sheet from nagar panchayat is received. age of property is 16 years.		



Longitude: 79.0787175
Latitude: 21.075678888888888
Image Taken 09-SEP-2026 14:56:32



Longitude: 79.07877861111111
Latitude: 21.075686666666666
Image Taken 09-SEP-2026 14:58:28



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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