



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149307	Application No.:	77000347295
Customer Name:	Priyanka Sahoo	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - RHI - Purchase Of Land - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Priyanka Sahoo	Mobile :	9040469475 8624037270

PROPERTY ADDRESS

Property Address:	Plot No. 26, Ph No. 46, Kh No. 46, Samrt City ,Builders And Developers, Near Dental Collage And ,Hospital, Wanadongari Sangam Road,,Tah- Hingana And Dist- Nagpur 440002.	Location:	Nagpur Ayachit Mandir
Legal Address:	Plot No. 26, Mouza- Wanadongari, Ph No. 46, Kh No. 46, Samrt City Builders And Developers, Near Dental Collage And Hospital, Wanadongari Sangam Road, Tah- Hingana And Dist- Nagpur 440002.	City:	Nagpur Pin Code 440002
		State:	Maharashtra Country India
		Nearby Landmark:	Near Dental Collage And Hospital
		Collateral ID:	I26NAG002-082662

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	45 PERCENT
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Natute of Location:	Urban	Distance Travelled From Operating	42
Green Housing:	No	Distance from City Center Km:	21
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor				VACANT PLOT

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 3,4,5	Layout Boundary	Plot No. 25	9 Mtrs Wide Road
Actual on Site	Plot No. 3,4,5	Layout Boundary	Plot No. 25	9 Mtrs Wide 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	3131	1800	5635800
Carpet Area	2755	0	0
Super Built Up/Sellable Area	3444	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	5635800
% Recommended	0	Realizable Value:	5636000
Realizable Value In Words : Rupees Fifty-Six Lakh Thirty-Six Thousand			

Visited By:	Vedant Associates_Hfc	Visited on:	31-Aug-2026
Violations observed (if any):			
Remarks:	null this is a new plot purchahse case from builder, builder category is cat-c, 1). said property is a vacant plot which is demarcated by small cement pegs, 2). land area is the 290.91 sqmt/ 3131.40 sqft (as per rl), 3). built up area is 3444 sqft (as per fsi 1.1), 4). approach road to the property is 30 feet kaccha road, 5). provided documents are- copy of ats draft in the name of mrs. priyanka ravi sahuo in between mr. ajay narayan madhur in between smart city builders and developers president mr. udaypratap suryapratap baghel and 2 other, copy of registered poa in the name of mr. ajay narayan madhur in between smart city builders and developers president mr. udaypratap suryapratap baghel and 2 other same was duly registered in the sub registrar nagpur sr. no. 2266-2025 date- 04-03-2025, 6). copy of rl permit no. rl/1957/t.p.d/2025-26 date- 16-07-2025 by municiple council wanadongari, copy of 7/12, copy of tax receipt no. 6568 date- 13-05-2025 by municiple council wanadongari, copy of society existing layout plan, 7). property situated within the limits of municiple council wanadongari. 8). layout development and habitation is zero percent.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
POONAM.PDF	22.480408333333333	70.04348972222222	

Entered By:	Vedant Associates_Hfc Gawande	Entered On:	31-Aug-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	31-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot demarcated using concrete pegs. rl letter from mc is received. plot cleaning to be done before cheque handover. same to be confirmed from technical team on mail. kindly note.		



Longitude: 78.960612
Latitude: 21.095385999999998
Image Taken



Longitude: 78.960612
Latitude: 21.095385999999998
Image Taken



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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