



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-160274	Application No.:	77000351917
Customer Name:	Prasad Shrinath Dani	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Prasad Shrinath Dani	Mobile :	8329320412 8637788248

PROPERTY ADDRESS

Property Address:	Apartment No. T-304 On 3rd Floor, Shri Sai ,Apartment, Kh.No.87/2, Mouza-Babhulkheda, Cts No.,4755, Sheet No.79, Ward No.15, Ramteke ,Nagar Tah And Dist-Nagpur	Location:	Bhagwan Nagar
		City:	Nagpur Pin Code 440027
		State:	Maharashtra Country India
Legal Address:	Apartment No. T-304 On 3rd Floor, Shri Sai Apartment, Kh.No.87/2, Mouza-Babhulkheda, Cts No.4755, Sheet No.79, Ward No.15, Ramteke Nagar Tah And Dist-Nagpur	Nearby Landmark:	Near Kalode College Omkar Nagar Road
		Collateral ID:	I26NAG027-088083

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	5	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	8
Green Housing:	No	Distance from City Center Km:	4
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Third Floor	3	1	2	2BHK VACANT FLAT
Other2				
Ground Floor				
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant		20
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			40

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	By Survey No.87/3	By Survey No.87/1	By Road	By Remaning Portion Of
Actual on Site	Passage/By Survey No.87/3	Flat No.304a/By Survey No.	Passage/By Road	Flat No.303a/By Remaning
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 :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	564	0	0
Super Built Up/Sellable Area	705	5800	4089000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4089000
% Recommended	100	Realizable Value:	4089000
Realizable Value In Words : Rupees Forty Lakh Eighty-Nine Thousand			

Visited By:	Mr. Nikhilesh Kukade	Visited on:	18-Sep-2026
Violations observed (if any):			
Remarks:	null 1)the subject case is resale case, 2)the subject property is 2bhk flat on 3rd floor which vacant from from 3yrs, internally and externally finished g plus 4bldg, 3)documents received- draft sale deed, sale deed its in the name of shri.shubhash bhaurao bondade reg no.ngn4-02783, sanctioned building plan and permit no.ia/5434/102 on dated 12/08/2009 by nit, na order by collector order no.14/10/2008, pr card, 4)areas taken from sale deed for the valuation. 5)as disscuss with customer is he will occupied the property for the same customer mail confirmation is taken.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Nikhilesh Kukade	Entered On:	18-Sep-2026
Recommended by:		Completion Status:	Construction Is Complete
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 and permission from nit is received. age of property is 15 years. customer will occupy the property after the execution of sale deed. mail confirmation mentioning the same is received from customer.		



Longitude: 79.08703129999999
Latitude: 21.097096399999998
Image Taken



Longitude: 79.08703129999999
Latitude: 21.097096399999998
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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