



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-164179	Application No.:	77000361504
Customer Name:	Yashaswi Ramkrushna Palandure	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - Ag Premium - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Yashaswi Ramkrushna Palandure	Mobile :	7798743555 8857942094

PROPERTY ADDRESS

Property Address:	Plot No. 7, House No. 155/4/Jngns/7, Mouza Narsala, Kh. No. 155/4, P.H. No. 37, Ward No. 4, Jansewa ,Gruhnirman Sahkari Sanstha Ltd. Nagpur, ,Tah. Nagpur Gramin And Dist. Nagpur, 440034.	Location:	Mhalgi Nagar Bidipeth
Legal Address:	Plot No. 7, House No. 155/4/Jngns/7, Mouza Narsala, Kh. No. 155/4, P.H. No. 37, Ward No. 4, Jansewa Gruhnirman Sahkari Sanstha Ltd. Nagpur, Tah. Nagpur Gramin And Dist. Nagpur, 440034.	City:	Nagpur Pin Code 440034
		State:	Maharashtra Country India
		Nearby Landmark:	Behind Sri Satya Sai Convent
		Collateral ID:	I26NAG034-092275

PROPERTY DETAILS

Type Of Property:	Bungalow	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:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	14
Green Housing:	No	Distance from City Center Km:	7
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	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	Khsara No. 161 And Tiles	20 Ft Road	Plot No. 6	Layout Boundry Khsara No.
Actual on Site	Khsara No. 161 And Tiles	20 Ft Road	Plot No. 6	Layout Boundry Khsara No.
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	765	3000	2295000
Carpet Area	918	0	0
Super Built Up/Sellable Area	1148	2400	2755200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5050200
% Recommended	100	Realizable Value:	5050000
Realizable Value In Words : Rupees Fifty Lakh Fifty Thousand			

Visited By:	Dheera Valuers And Advisor_Hfc	Visited on:	28-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is resale home purchase case., 2. said property is g plus 1 structure residential house where gf has 1 bhk and ff has 3 rooms, where door window and plumbing work are remains final finishing in progress on site., 3. documents copies verified are drafted sale deed, sale deed reg. no. ngn7-6482-2026 on dated 01/04/2026 in the name of sujal civil construction., 7/12 extract, tax receipt no. 34895 on dated. 28/03/2026 by nmc, tax assessment by nmc, na order rev. case no. rmk 416/nap-34/2005-2006 on dated. 18/01/2006 by collector., 4. land area is taken as per sale deed and bua as per site measurement is 1400 sq.ft and as per fsi 1.5 is 1148, so lower side area is consider for valuation., 5. property photos are uploaded in omni doc.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
PALANDURE PICS_COMPRESSED.PDF	NULL	NULL	

Entered By:	Dheera Valuers And Adviso	Entered On:	28-Sep-2026
Recommended by:		Completion Status:	Final Takeover
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	28-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under ag product. bua considered within fsi norma as per udcpr. as on date construction work is at finishing stage.		



Longitude: 79.1350397222223
Latitude: 21.09459333333332
Image Taken 28-SEP-2026 11:03:25



Longitude: 79.13487833333333
Latitude: 21.094613888888887
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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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