



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-142021	Application No.:	77000336582
Customer Name:	Sarita Ravindra Ghodeswar	Branch :	(10107) NAGPUR
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sarita Ravindra Ghodeswar	Mobile :	9370661021 9689959801

PROPERTY ADDRESS

Property Address:	Flat No 201 On Second Floor, Radhekrishna Heights, Plot No 11, Pragati Co Op Hsg Society, Kh No 60 ,And 72/1, Psk No 9, Co House No 1187, Cts No 2464, Sheet No 70(225) Mouza Ajni Nagpur 440015	Location:	Vivekanand Nagar
Legal Address:	Flat No 201 On Second Floor Of Radhekrishna Heights, Plot No 11, Pragati Co Op Hsg Society, Kh No 60 And 72/1, Psk No 9, Co House No 1187, Cts No 2464, Sheet No 70(225) Mouza Ajni Tah And Dist Nagpur 440015	City:	Nagpur Pin Code 440015
		State:	Maharashtra Country India
		Nearby Landmark:	Behind New Era Child Hospital Near
		Collateral ID:	I26NAG015-077696

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	7	Class Of Locality:	Elite Class
Carpet Area Measured:	No	Property Location:	Municipal Corporation
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
First Floor				
Second Floor	4	1	3	3BHK RESIDENTIAL
Other1				
Other2				
Ground Floor				

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	Plot No 10	Road	Plot No 12	Road
Actual on Site	Marginal Space / Plot No 10	Marginal Space Then Road	Marginal Space / Plot No 12	Marginal Space Then 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:	0	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	426	0	0
Super Built Up/Sellable Area	1325	9100	12057500
Bua	836	0	0
Other 2	1	0	0
% Completion	80	TOTAL	12057500
% Recommended	80	Realizable Value:	12058000
Realizable Value In Words : Rupees One Crore Twenty Lakh Fifty-Eight Thousand			

Visited By:	Reckoner Technical Service Private Limited_Hfc	Visited on:	19-Aug-2026
Violations observed (if any):			

Remarks:	null 1. this is home purchase builder case of flat, builder category is cat-c 2. said property is 3bhk flat, located on second floor of building, entire building is parking plus seven floor, each floor has one flat, entire rcc and brick work are completed, external plaster work in progress, stage are given accordingly 3. documents provided includes copy of gift deed in the name of shree jayant shyam lohware with sr no 4397-2014 dated on 06/06/2014, dod executed with sr no 7647-2026 dated on 03/07/2026, building plan and permit of nmc bearing permit no nmo/b/2024/apl/03236 dated on 22/11/2024, tax receipt of nmc 4. sellable area in valuation is taken from dod, this is to be noted.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

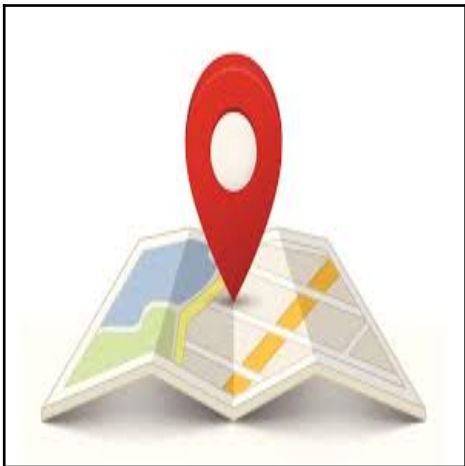
Entered By:	Ashish Kedar	Entered On:	21-Aug-2026
Recommended by:	Ashay Khade	Completion Status:	Semi-Constructed
Recommender's Comment:	Ok For Builder Purchase Case. Approved Building Plan And Cc From Nmc Is Received. As On Date Construction Stage Of Building Is 90 Percent Complete. This Is Non Apf Builder Purchase Case, Necessary Approvals To Be Taken.		
Approver Name:	Hemant Bagde	Approver ID:	HE018754
Designation:	Regional Technical Manager	Approved On :	21-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommend its direct builder purchase case at site work in progress non apf approval to be documented		



Longitude: 79.07122888888888
Latitude: 21.11179277777778
Image Taken 19-AUG-2026 15:21:31



Longitude: 79.07122888888888
Latitude: 21.111790000000003
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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