



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-110652	Application No.:	77000295079
Customer Name:	Vilas Shesharaoji Mamulkar	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Vilas Shesharaoji Mamulkar	Mobile :	7083687910 8551034245

PROPERTY ADDRESS

Property Address:	Flat No 103, And 104, First Floor, Aarambh 1, Plot, No. 10,11,12,13, House No. 159/10,11,12,13, Kh. No.159/10,11,12,13, Kh. No. 159/1, P.H. No. 37, Ward ,No. 77, Tah. Nagpur City And Dist. Nagpur,440034.	Location:	Mhalgi Nagar Bidipeth
Legal Address:	Flat No 103 And 104, First Floor, Aarambh 1, Plot No. 10,11,12,13, House No. 159/10,11,12,13, Kh. No.159/10,11,12,13, Kh. No. 159/1, P.H. No. 37, Ward No. 77, Tah. Nagpur City And Dist. Nagpur,440034.	City:	Nagpur Pin Code 440034
		State:	Maharashtra Country India
		Nearby Landmark:	Near New Narsala Bus Stop
		Collateral ID:	I26NAG034-059627

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	80 PERCENT
No of Floors:	6	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
Second Floor				
First Floor	5	1	4	RESI UNDER CONSTRUCTION AMULGAMATED
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction		0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Not Mentioned	Not Mentioned	Not Mentioned	Not Mentioned
Actual on Site	Open To Sky / 6 Mtr Wide	Open To Sky / Plot No. 3 And	Open To Sky / 9 Mtr Wide	Lift And Staircase / Flat No.
Boundary	Na			

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	1240	0	0
Super Built Up/Sellable Area	2247	3650	8201550
Built Up Area	1459	0	0
Other 2	1	0	0
% Completion	70	TOTAL	8201550
% Recommended	70	Realizable Value:	8202000
Realizable Value In Words : Rupees Eighty-Two Lakh Two Thousand			

Visited By:	Dheera Valuers And Advisor_Hfc	Visited on:	28-Jun-2026
Violations observed (if any):			

Remarks:	null 1. this is builder home purchase case., 2. said property is g plus 6 structure residential building in which flat situated on first floor having 4 bhk unit at site. which is amalgamted internally merged flat of flat no.103 and 104, some internal changes found on site. 3. documents copies verified are drafted ats for flat no.103 and 104 combined, sanction amalgamation of layoutplots and sub division approval no. nmo/sa/2024/apl/00084 on dated. 18/03/2024, nmc plot release letter permit no. 2721 on dated. 25/02/ 2021 by nmc, tax reciept no. rcpt2425134856 on dated. 25/06/2024 by nmc, power of attorney reg. no.ngn(gra)-4578-2013 on dated. 20/04/2013 in the name of gulab shamrao mohad, 7/12 extract, sanction layout plan reg. no.mouza narsala/ s.k 159/1/ ssnag/494 on dated. 31/01/2008 by town planning and valuation department nagpur, sanction buillding permission and commencement certificate permit no. nmo/b/2025/apl/03503 on dated. 08/04/2025, dod reg. no.ngn4-9438-2025 on dated. 21/08/2025 in the name of balbudhe developers., 4. sbua is taken as per dod, same is consider for valuation., 5. this report is submitted for property change. 6. flat four boundaries not mentioned in ats.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

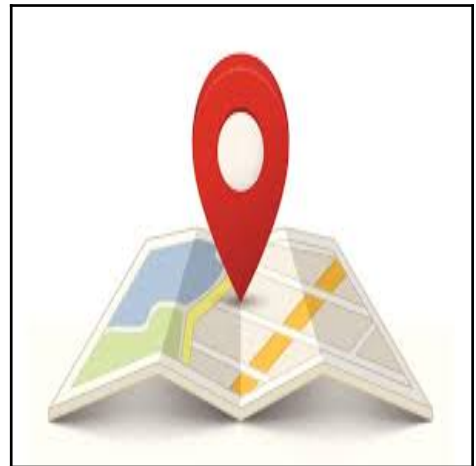
Entered By:	Dheera Valuers And Adviso	Entered On:	28-Jun-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	28-Jun-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. approved building plan and cc is received. as on date construction stage of building is 70 percent complete. this is non apf builder purchase case, necessary approvals to be taken. four boundaries of particular flat to be mentioned in proposed sale deed. same to be checked before cheque handover. kindly note.		



Longitude: 79.1346525
Latitude: 21.09056777777778
Image Taken 28-JUN-2026 11:20:13



Longitude: 79.1345063888889
Latitude: 21.0903463888889
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DECLARATION

I/We hereby 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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