


Asset Valuation
INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-160531	Application No.:	77000337334
Customer Name:	Piraji Harichandra Choudhari	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - RHI - Purchase Of Land - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Piraji Harichandra Choudhari	Mobile :	9823746584 7038387572

PROPERTY ADDRESS

Property Address:	Plot No. 12, Ram Nagar-7, Mouza - Kalmeshwar,,Kh. No. 629/B, C.T.S. No. 5008, Survey No. 629 B, P. H. No. 27 ,Tah. - Kalmeshwar, Dist. - Nagpur ,440002.	Location:	Nagpur Ayachit Mandir
		City:	Nagpur Pin Code 440002
		State:	Maharashtra Country India
Legal Address:	Plot No. 12, Ram Nagar-7, Mouza - Kalmeshwar, Kh. No. 629/B, C.T.S. No. 5008, Survey No. 629 B, P. H. No. 27 ,Tah. - Kalmeshwar, Dist. - Nagpur, 440002.	Nearby Landmark:	Near Tirth Alloys Private Limited
		Collateral ID:	I26NAG002-087584

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	40 PERCENT
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	52
Green Housing:	No	Distance from City Center Km:	26
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				

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	Not Provided	Not Provided	Not Provided	Not Provided
Actual on Site	9 Mtr Wide Road	Plot No. 11	9 Mtr Wide Road	Plot No. 13, 14
Boundary	No			

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	2011	2000	4022000
Carpet Area	1770	0	0
Super Built Up/Sellable Area	2212	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	4022000
% Recommended	0	Realizable Value:	4022000

Realizable Value In Words : Rupees Forty Lakh Twenty-Two Thousand

Visited By:	Dheera Valuers And Advisor_Hfc	Visited on:	17-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is builder purchase of land case., 2. said property is vacant plot, where demarcated by small rcc pegs on site., 3. documents copies verified are drafted sale deed, sale deed reg. no. kmv-2773-2024 on dated. 14/11/2024 in the name of ashish ramraoji bobde, 7/12 extract, sanction layout plan permit no. ccnra/lf/2026/apl/00025 on date. 128/03/2026 by kalmeshwar municipal council, rera certificate no. pp1190002601091, rl letter permit no. 0521/26 on dated. 11/03/2026 by nagar parihad kalmeshwar-bramni, property card., 4. land area is taken as per sancin layout plan and bua as per fsi 1.1. same is consider for valuation., 5. property photos are uploaded in omni doc., 6. property situated in low habitual area., 7. since its a builder plot purchase case, boundaries of plot not mentioned in documents hence actual four boundaries should be mentioned in proposed deed.		

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

Recommended by:
Recommender's
Comment:

Dheera Valuers And Adviso

Entered On: 18-Sep-2026
Completion Status: Not Applicable-Land Loan

Approver Name: Ashay Khade
Designation: Technical Manager
Approver Recommendation: RECOMMENDED
Conditional Remark:

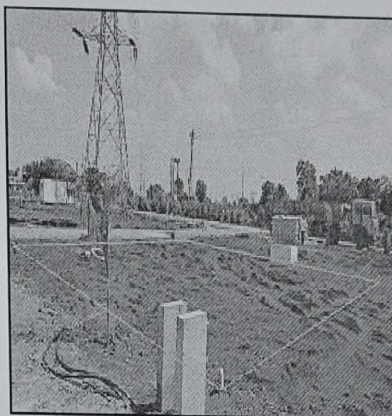
Approver ID: HE002951
Approved On: 18-Sep-2026

Approver's
Comment:

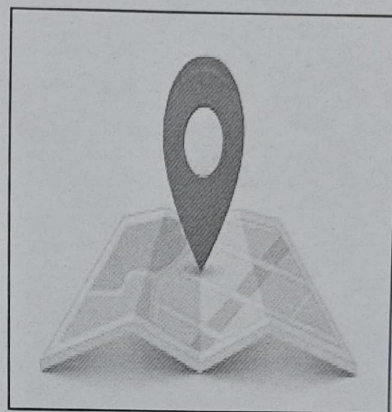
ok to proceed. plot is demarcated using concrete pegs. sanctioned layout plan from municipal council, rera certificate, rl letter from nagar parishad is received. layout is located near from main road.



Longitude: 78.89955083333334
Latitude: 21.220731388888886
Image Taken



Longitude: 78.89955083333334
Latitude: 21.220731388888886
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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