



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-154185	Application No.:	77000352043
Customer Name:	Harish Hemandas Ghanwani	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - Prime HI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Harish Hemandas Ghanwani	Mobile :	9860093299 8625943569

PROPERTY ADDRESS

Property Address:	Flat No. 106, Ff, Rachna Height, Plot No. 1,2,3,,House No. 3323/A/1,3313/A/2, 3323/A/3, Mouza Nara,Kh. No. 194/1, P.H. No. 11, C.T.S No. 493, Sheet,No. 622/115, Shambhunagar Ta Dist. Nagpur, 440001.	Location:	Nagpur Gpo
Legal Address:	Flat No. 106, Ff, Rachna Height, Plot No. 1,2,3, House No. 3323/A/1,3313/A/2, 3323/A/3, Mouza Nara Kh. No. 194/1, P.H. No. 11, C.T.S No. 493, Sheet No. 622/115, Shambhunagar Ta Dist. Nagpur, 440001.	City:	Nagpur Pin Code 440001
		State:	Maharashtra Country India
		Nearby Landmark:	Near Shambu Nagar Square
		Collateral ID:	I26NAG001-085207

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	12	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	16
Green Housing:	No	Distance from City Center Km:	8
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	4	1	3	3BHK PLUS TERRACE FLAT U.C
Second Floor				
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. 4 And Nallah	Road	Road	Nallah
Actual on Site	Open To Sky / Plot No. 4 And	Passage Then Flat No. 107 /	Flat No 105 / Road	Open To Sky / Nallah
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	910	0	0
Super Built Up/Sellable Area	1844	4700	8666800
Bua	1072	0	0
Other 2	1	0	0
% Completion	80	TOTAL	8666800
% Recommended	80	Realizable Value:	8667000

Realizable Value In Words : Rupees Eighty-Six Lakh Sixty-Seven Thousand

Visited By:	Mr. Pravin Mange	Visited on:	11-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is home purchase case of builder, builder cat c., 2. said property is 3 bhk plus terrace flat on ff in which internal plaster work completed, g plus 12 rcc slab brick wk completed, plaster wk in progress. 3. documents provided are draf sale deed, dod ngn4-6839-2024 on dated. 08/07/2024 in the name of shakuntala infra on behalf rahul sudhakar zade, sanction building permission and commencement certificate permit no. be (nnorth)/ case no. 225662/ t. no. 2022112953/279 on dated. 30/05/2023 by nit, fire noc no. fes/486/cfo on dated. 13/03/2023 ny nmc, rera certificate no. p50500079673, height clearance noc noc id nagp/west/b/052423/759264 on dated 26/05/2023 by aai, property card, rl letter permit no. be (n)/07 on dated 25/06/2024 by nit, rl letter permit no. be (n)/09 on dated 25/06/2024 by nit , rl letter permit no. be (n)/06 on dated 25/06/2024 by nit, amalgamation letteer permit no. b.e/(n)/834 on dated. 25/11/2022 by nit, na order rev. case no. 1828/nap-34/2014-15 on dated. 14/1/2015 by tahsildar, 4. sbua is taken as per dod, same is consider for valuation. 5. unit cost of property considered for valuation. cost sheet attached in omnidocks.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
COSTSHEET.JPG			

Entered By:	Pravin Mange	Entered On:	11-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	11-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. approved building plan, cc and rl letter from nit along with rera certificate is received. as on date construction stage of building is 80 percent complete. this is non apf builder purchase case, necessary approvals to be taken.		



Longitude: 79.08399083333333

Latitude: 21.198261388888888

Image Taken

Longitude: 79.08399083333333

Latitude: 21.198261388888888

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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