ICICI Home Finance

Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-155863	Application No.:	77000353456
Customer Name:	Shubham Pramod Pande	Branch :	(10107) NAGPUR
Product Name:	HI - Rhl - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Shubham Pramod Pande	Mobile :	9975264825 / 9579998710

PROPERTY ADDRESS

Property Address:	Apart. No 101 First Floor Chintamani Apartments ,Plot No 77 78 79 Jai Durga Gnss Maryadit Somalwada,Nagpur Kh No 71/1 Ph No 44 Cs No 534 Sheet No,697/54 Old Ward No 15 Manish Nagar Tah Dist Nagpur	Location:	Vivekanand Nagar
		City:	Nagpur Pin Code 440015
		State:	Maharashtra Country India
Legal Address:	Apart. No 101 First Floor Chintamani Apartments Plot No 77 78 79 Jai Durga Gnss Maryadit Somalwada Nagpur Kh No 71/1 Ph No 44 Cs No 534 Sheet No 697/54 Old Ward No 15 Manish Nagar Tah Dist Nagpur 440015	Nearby Landmark:	Bh Shri Krishna Supaer Bazar 2somalwada
		Collateral ID:	I26NAG015-085099

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute 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	3	1	2	2BHK PLUS TERRACE RESIDENTIAL
Second Floor				
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self On Rent	18

Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Customer	42

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open Terrace 1, Side Marginal	Open Terrace 2 Flat No 104	Flat No 102	Front Marginal Open Space Of
Actual on Site	Open Terrace 1, Side Marginal	Open Terrace 2 Flat No 104	Flat No 102	Front Marginal Open Space Of
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	403	0	0
Super Built Up/Sellable Area	857	3500	2999500
Bua	504	0	0
Extra Terrace	343	1000	343000
% Completion	100	TOTAL	3342500
% Recommended	100	Realizable Value:	3343000

Realizable Value In Words : Rupees Thirty-Three Lakh Forty-Three Thousand

Visited By:	Mr. Pravin Mange	Visited on:	10-Sep-2026
Violations observed (if any):			

Remarks: null | 1. this is home purchase case. 2. said property is 2bhk plus extra open terrace flat on 1st floor internally finished and occupied by customer on rent. g plus 3 building, lift is not available in building. 3. provided documents are copies of sale deed deed on the name of shri prashant dattatray kulkarni reg no ngn3-02671 dt 30/04/2012, nit sanctioned building plan vide its permit no be(w)572/434/34/2534 dt 22/09/2008, deed of declaration (as per sale deed) reg no 2422-2010 dt 13/04/2010, property card (on the name of previous seller) mr pramodkumar bramhane, 4. sbua area as per sale deed is 857sqft same is considered for valuation, extra open terrace area of 343sqft also considered for valuation.

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map

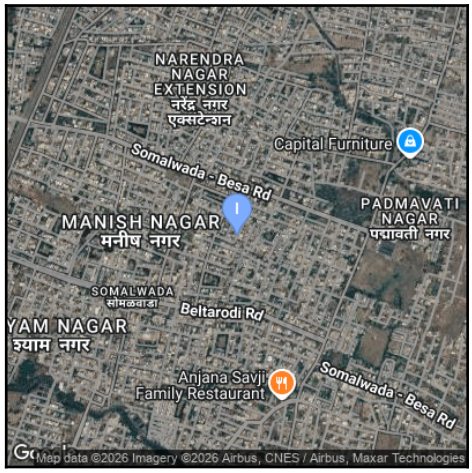
Entered By:	Pravin Mange	Entered On:	10-Sep-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			

Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	11-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			

Approver's Comment:	ok to proceed. sanctioned building plan, dod and pr card is received.

Longitude:	79.07858972222222
Latitude:	21.093654444444443
Image Taken	

Longitude:	79.07858972222222
Latitude:	21.093654444444443
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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The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and prevailing market rates for similar properties and on the facts and confirmation provided by the client ("Client") or his professional advisor or any other party on behalf of the Client as on date of assessment, which the Client represents to be complete and accurate in all respects. Report contains no representations or warranties of any kind. The Client should exercise appropriate due diligence with respect to the property, including approval status, legal and tax diligence, prior to taking of any decision. Compliance with statutory requirements applicable for construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any role in construction and pricing of the project / Property.
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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