



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-163895	Application No.:	77000362293
Customer Name:	Swapnil Ramesh Sonkusare	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Swapnil Ramesh Sonkusare	Mobile :	9920909338 9689385007

PROPERTY ADDRESS

Property Address:	Plot No 79 In Jai Durga G N S S, Kh No 30/1 2 Part, Ph No 11, Sheet No 1028/32, Cts No 36, Ward No 61,,House No 525/79, Mouza Zingabai Takli, Ashirwad ,Nagar Tah And Dist Nagpur 440030	Location:	Mankapur
Legal Address:	Plot No 79 In Jai Durga G N S S, Kh No 30/1 2 Part, Ph No 11, Sheet No 1028/32, Cts No 36, Ward No 61,,House No 525/79, Mouza Zingabai Takli, Ashirwad Nagar Behind Maharashtra Emporiam, Tah And Dist Nagpur 440030	City:	Nagpur Pin Code 440030
		State:	Maharashtra Country India
		Nearby Landmark:	Ashirwad Nagar Behind Maharashtra
		Collateral ID:	I26NAG030-091922

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	24
Green Housing:	No	Distance from City Center Km:	12
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	3	1	2	2BHK HOUSE

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self	20
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	40

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	7.5 M Wide Road	Plot No 93 And 94	Plot No 78	Plot No 80
Actual on Site	Layout Road	Plot Of Paunika / Plot No 93	House Of Mangala Khursange	Plot No 80
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
Flood Prone Area	No	CRZ	1

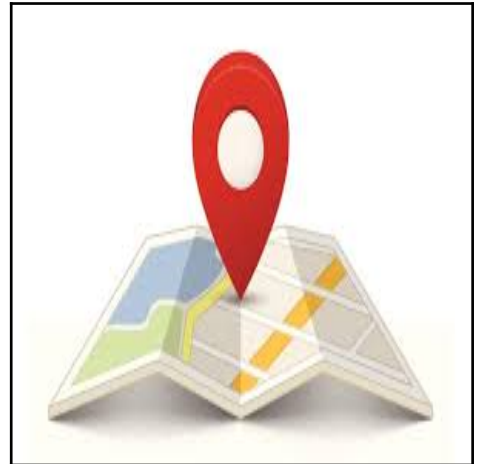
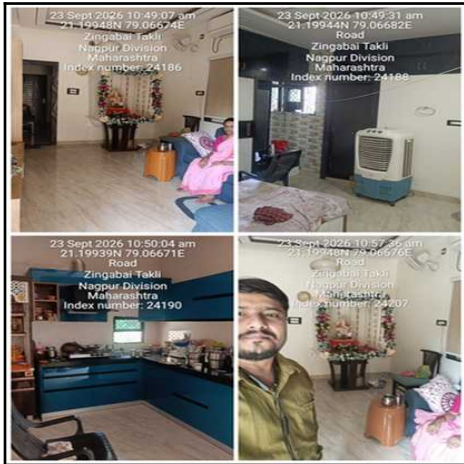
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1453	5100	7410300
Carpet Area	880	0	0
Super Built Up/Sellable Area	1100	2400	2640000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	10050300
% Recommended	100	Realizable Value:	10050000
Realizable Value In Words : Rupees One Crore Fifty Thousand			

Visited By:	Reckoner Technical Service Private Limited_Hfc	Visited on:	23-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is lap residential case of house 2. said property is gf 2bhk structure, which is self occupied by customer, said property is recently renovated 3. documents provided includes copy of sale deed in the name of smt anita madhavrao deoghare with sr no 1303-2003 dated on 22/07/2003, rl of nit, pr card in the name of anita deoghare, tax assessment sheet of nmc 4. plot area in valuation is taken from rl 5. bua is taken from on site measurement, which is under fsi 1.1, this is to be noted. 6. this case is reviewed for revision in valuation.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Ashish Kedar	Entered On:	27-Sep-2026
Recommended by:	Ashay Khade	Completion Status:	Constructed
Recommender's Comment:	Ok To Proceed. RI Letter From Nit, Tax Assesment Sheet From Nmc Along With Pr Card Is Received. Age Of Property Is 20 Years. Property Is Located In Developed Locality.		
Approver Name:	Hemant Bagde	Approver ID:	HE018754
Designation:	Regional Technical Manager	Approved On :	27-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended pr card tax receipt rl available located in residential premises		



Longitude: 79.06687305555555
Latitude: 21.199432777777778
Image Taken 23-SEP-2026 13:07:56

Longitude: 79.06687305555555
Latitude: 21.199432777777778
Image Taken 23-SEP-2026 13:08:18

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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