



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-142020	Application No.:	77000336582
Customer Name:	Sarita Ravindra Ghodeswar	Branch :	(10107) NAGPUR
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sarita Ravindra Ghodeswar	Mobile :	9370661021 9689959801

PROPERTY ADDRESS

Property Address:	Flat No. 201, Sf, Radhekrishna Heights, Plot No.11,House No. 1187, Mouza Ajni, Kh. No. 60 And 72/1, ,P.H. No. 9, Cts No. 2464,Sheet No. 70(225),Pragati,Co.Op Hsg Society, Tah And Dist, Nagpur, 440015.	Location:	Vivekanand Nagar		
Legal Address:	Flat No. 201, Sf, Radhekrishna Heights, Plot No. 11, House No. 1187, Mouza Ajni, Kh. No. 60 And 72/1, P.H. No. 9, Cts No. 2464, Sheet No. 70(225), Pragati Co.Op Hsg Society, Tah And Dist, Nagpur, 440015.	City:	Nagpur	Pin Code	440015
		State:	Maharashtra	Country	India
		Nearby Landmark:	Near Chatrapati Nagar Garden		
		Collateral ID:	I26NAG015-077696		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	6
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor	4	1	3	UNDER CONSTRUCTION 3 BHK RESIDENTIAL
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. 10	9 Mtr Wide Road	Plot No. 12	9 Mtr Wide Road
Actual on Site	Plot No. 10	9 Mtr Wide Road	Plot No. 12	9 Mtr Wide Road
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	

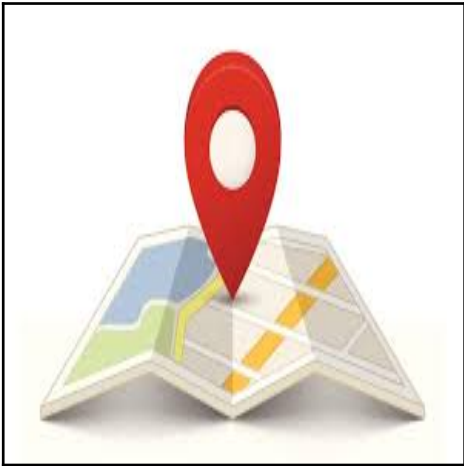
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	426	0	0
Super Built Up/Sellable Area	1325	9200	12190000
Bua	836	0	0
Other 2	1	0	0
% Completion	80	TOTAL	12190000
% Recommended	80	Realizable Value:	12190000

Realizable Value In Words : Rupees One Crore Twenty-One Lakh Ninety Thousand

Visited By:	Dheera Valuers And Advisor_Hfc	Visited on:	20-Aug-2026
Violations observed (if any):			
Remarks:	null 1. this is builder home purchase case., 2. said property is under construction 3 bhk flat on sf where plaster work completed on site., 3. documents copies verified are gift deed reg. no. ngn1-4397-2014 on dated. 06/06/2014 in the name of jayant shyam lohbare, property card, tax receipt no. rcpt2627137806 on dated. 15/06/2026 by nmc, sanction building plan, permission and commencement certificate permit no. nmo/b/2024/apl/03236 on dated. 22/11/2024 by nmc, development agreement reg. no. ngn4-10988-2024 on dated. 24/10/2024 in the name of radhekrishna builder and developers on behalf partner vinayak krushnaji danbale, dod reg. no. ngn4-7647-2026 on dated. 03/07/2026 in the name of jayant shyam lohbare on behalf total powers of attorney radhekrishna builder and developers on behalf partner vinayak krushnaji danbale., 4. sbua is taken as per dod, same is consider for valuation., 5. property photos are uploaded in omni doc.		

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

Entered By:	Dheera Valuers And Adviso	Entered On:	21-Aug-2026
Recommended by:	Ashay Khade	Completion Status:	Semi-Constructed
Recommender's Comment:	Ok For Builder Purchase Case. Approved Building Plan And Cc From Nmc Is Received. As On Date Construction Stage Of Building Is 90 Percent Complete. This Is Non Apf Builder Purchase Case, Necessary Approvals To Be Taken.		
Approver Name:	Hemant Bagde	Approver ID:	HE018754
Designation:	Regional Technical Manager	Approved On :	21-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommend its direct builder purchase case at site work in progress non apf approval to be documented		



Longitude: 79.07225749999999
Latitude: 21.10954388888889
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Longitude: 79.07225749999999
Latitude: 21.10954388888889
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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