

[Back](#)**INDIVIDUAL TECHNICAL REPORT****Request ID :** HRQ-26-164623**Application No :** 77000360533**Customer Name :** RAKSHA DASHRATH GONDOLE**Branch :** (10833) NAGPUR
- CA ROAD**Channel Name :** LOS_CHANNEL**Business Group :** HFCMORTGAGES**Report Type :** HFC**Product Name :** HL - PRIME HL -
PLOT +
CONSTRUCTION
- RESALE**Product Type :** NON HOME LOAN**Loan Property Type :** REGULAR**Property Details****Property Type :** RESIDENTIAL**Unit Type :** BUNGALOW**Unit No :** 01**Road Width (Feet):** 30**Property Address :** PLOT NO. 26, MOUZA-WANADONGARI, KH
NO.272/1, 272/2**Country :** INDIAPH NO. 46, KALASH SOCIETY, BEHIND
MHADA COLONY,**State :** MAHARASHTRAWANADONGARI, TAH- HINGNA, DIST-
NAGPUR 440001.**City :** NAGPUR**Nearby Landmark :** BEHIND MHADA
COLONY**Collateral Id :****Pincode :** 440001**Legal Address :**PLOT NO. 26, MOUZA-WANADONGARI, KH NO.272/1, 272/2, PH NO. 46, KALASH SOCIETY, BEHIND MHADA COLONY,
WANADONGARI, TAH- HINGNA, DIST- NAGPUR 440001.**Contact Details****Name :** RAKSHA DASHRATH GONDOLE**Customer Mobile No :** 9665052689**Sales Manager Mobile No :** 9823331520**Req Initiator Id :** 1611364**Req Initiator Name / CPC Code :** LOS_CHANNEL**Attached Document Details**

Document Name	Field Name	Field Value	Field Name	Field Value	Field Name	Field Value
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Boundaries on Site**Directions****As Per Sale Deed****Actual At Site****East :**

PLOT NO. 27

PLOT NO. 27

West :

PLOT NO. 25

PLOT NO. 25

North :

OTHER LAYOUT

OTHER LAYOUT

South :

ROAD

ROAD

Boundary Matching :

YES

Property Details

Plot Area : 1184	Plot Demarcated At Site : YES
Approved Land Use : RESIDENTIAL	Infrastructure Of The Surrounding Area : 50 PERCENT
Nature Of Locality : UNDER DEVELOPMENT	Class Of Locality : MIDDLE CLASS AREA
Property Area : 1519	Property Location : MUNICIPAL COUNCIL
Distance From City Center(Km) : 16	Distance Travelled From Operating Office : 32
No. Of Floors : 0	Type Of Property : BUNGLOW
Cost Of Construction : 2000	Report Condition : PROPERTY VISITED REPORT SUBMITTED
Carpet Area Measured : No	Green Housing : No
Nature Of Location : Urban	Virtual Visit : No
Finnone Project Id :	Finnone Building Id :
Project Approval No :	Builder Group :
Builder Company :	Builder Grade :

Unit Details				
Detail	No. of Rooms	No. of Kitchen	No. of Bathrooms	Usages and Remarks
GROUND FLOOR	2	1	1	1 BHK (PROPOSED)
FIRST FLOOR	3	0	2	3 BEDROOM (PROPOSED)
SECOND FLOOR				
OTHER1				
OTHER2				

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

Structure	
Structure : NOT APPLICABLE Exterior : GOOD	Interior : GOOD
Approx Age Of Property For Home Improvement/ Home Extension : 0 Occupied By : NA Occupied Since : NA	Status Of Occupancy : VACANT Relationship Of Occupant With Customer : NA Residual Age Of Property : 60

Valuation			
Description	Area(in Sq.Ft)	Rate(Per Sq.Ft)	Amount
LANDAREA	1184	2500	2960000
CARPET AREA	1215	0	0

SUPER BUILT UP/SELLABLE AREA	1519	2000	3038000
OTHER 1	1	0	0
OTHER 2	1	0	0
TOTAL			5998000

Realizable Value :

59,98,000

Realizable Value in Words :

Fifty Nine Lakh Ninety Eight Thousand

View Historic Valuation

View Approved Report

View Review Report Comparison

Valuation as per Govt. approved rate

Land Area/BuiltUp Area/Saleable Area(Sq.Ft.) :	1	Land Area/BuiltUp Area/Saleable Area Rate(Per Sq. Ft.) :	1
Constructed Area :	1	Constructed Rate :	1
Total Value :	2	Floorwise Building Usage :	

Request Code	Request Date	Parent Prod.Type	Product Type
HRQ-26-164623	2026-09-22 13:58:19.0	NON HOME LOAN	HL - PRIME HL - PLOT + CONSTRUCTION - RESALE
HRQ-26-160903	2026-09-17 14:41:22.0	HOME LOAN	HL - PRIME HL - PLOT + CONSTRUCTION - BUILDER
HRQ-26-160904	2026-09-17 14:41:27.0	HOME LOAN	HL - PRIME HL - PLOT + CONSTRUCTION - BUILDER

Stage of Construction	Description of Structure (Description of stage)	% Completion	% Recommended
	NOT APPLICABLE VACANT PLOT	0	0

Completion Status : NOT APPLICABLE-LAND LOAN

Violations Observed If Any :

Remarks :

THIS IS A PLOT PLUS CONSTRUCTION CASE, 1). SAID PROPERTY IS A VACNT PLOT WHICH IS NOT PROPERLY DEMARCATED, 2). LAND AREA IS 110 SQMT/ 1184 SQFT (AS PER RL). 3). BUILT UP AREA IS 141.13 SQMT/ 1519.11 SQFT (AS PER ARCHITECTURE BUILDING PLAN), 4). APPROACH ROAD TO THE PROPERTY IS 30 FEET CC ROAD, 5). PROVIDED DOCUMENTS ARE- COPY OF ATS DRAFT IN THE NAME OF MRS. RAKSHA DASHRATH GANDOLE IN BETWEEN MR. ATUL ANANTRAI CHOTAI, COPY OF SALE DEED IN THE NAME OF MR. ATUL ANATRAI CHOTAI IN BETWEEN MIS SUMATI DEVELOPERS SAME WAS DULY REGISTERED IN THE SUBREGISTRAR HINGNA SR. NO. 1862-2024 DATE-23-02-2024, 6). COPY OF RL IN THE NAME OF MR. ATUL ANANTRAI CHOTAI PERMIT NO. RL/3151/T.P.D/2024-25 DATE- 05-12-2024 BY MUNICIPLE COUNCIL WANADONGARI, COPY OF NATP SANCTION LAYOUT PLAN LETTER NO. MOUZA- WANADONGARI/SURVEY NO. 262/SASANAG/3700 DATE- 30-07-2007, COPY OF NA ORDER REVENUE NO. 539/NAP-34/2005-2006 DATE- 20.04.2006 BY COLLECTOR OF NAGPUR, 7). COPY OF ARCHITECTURE BUILDING PLAN AND EASTIMATE, 8). AT THE SITE PLOT NO. 25 AND 27 IS IN UNDER CONSTRUCTION SO, PROPER AND PERMANENT DEMARCATION SHOULD BE REQUIRED BEFORE CHECK HANDOVER, 8). PROPERTY SITUATED WITHIN THE LIMITS OF MUNICIPLE COUNCIL WANADONGARI.

Visited By : VEDANT ASSOCIATES_HFC

Visited On : 24-Sep-2026

Visited User Type: TECHNICAL AGENCY

Approved On :

Entered By : VEDANT ASSOCIATES_HFC GAWANDE

Entered On : 26-Sep-2026

Approver ID :

Approver Name :

Approver Designation :

Approver Remarks :

Recommender Name :

Recommender Remark :

Recommender Flag :

Conditional Remark :

Request Report Type :

Change In Valuation Reason :

Change In Valuation Remark :

Change In Valuation Percentage :

	Image / Document :1	Image / Document :2
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Attached Documents

Attached Images



Longitude 78.98231

78.98231

Latitude 21.086285

21.086285

Geo Location XPMCH WAGDARA MAHARASHTRA INDIA

XPMCH WAGDARA MAHARASHTRA INDIA

Image Taken Date

OD Request List

Omnidocs Files					
Document Name	Uploaded Stage	Uploaded By / Uploaded On	Latitude	Longitude	Go To Map
RAKSHA.PDF	INDIVIDUAL SITE VISIT	VEDANT ASSOCIATES_HFC GAWANDE - (HTA2020016) / 24-SEP-2026 18:10:12			

Broker Details	
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Broker Name: NA

Broker's Contact No: 0000000000

Broker's Email ID:

This property is funded to following customer(s)

Application No.	Customer Name	Channel Name/ Employee Name	Date
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Declaration			
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I/We hereby declare that

1. The property was inspected by me/us.

Signature with seal

2. I/We have no direct or Indirect Interest in the property valued

Date

3. The information furnished above is true and correct to my/our knowledge

Place

**** Disclaimer ****

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The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and

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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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