



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-148044	Application No.:	77000344538
Customer Name:	Piraji Harichandra Choudhari	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - Rhl - Purchase Of Land - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Piraji Harichandra Choudhari	Mobile :	9823746584 7038387572

PROPERTY ADDRESS

Property Address:	Plot No. 13, Ram Nagar-7, Mouza - Kalmeshwar,,Kh. No. 629/B, C.T.S. No. 5008, Survey No. 629 B, ,P. H. No. 27 , Tah. - Kalmeshwar, Dist. - Nagpur, ,440002.	Location:	Nagpur Ayachit Mandir
		City:	Nagpur Pin Code 440002
		State:	Maharashtra Country India
Legal Address:	Plot No. 13, Ram Nagar-7, Mouza - Kalmeshwar, Kh. No. 629/B, C.T.S. No. 5008, Survey No. 629 B, P. H. No. 27 , Tah. - Kalmeshwar, Dist. - Nagpur, 440002.	Nearby Landmark:	Near Tirth Alloys Private Limited
		Collateral ID:	I26NAG002-081916

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	40 PERCENT
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	52
Green Housing:	No	Distance from City Center Km:	26
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant	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	9 Mtr Wide Road	Plot No. 14	Plot No. 12	12 Mtr Wide Road
Actual on Site	9 Mtr Wide Road	Plot No. 14	Plot No. 12	12 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	1371	2000	2742000
Carpet Area	1206	0	0
Super Built Up/Sellable Area	1508	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	2742000
% Recommended	0	Realizable Value:	2742000

Realizable Value In Words : Rupees Twenty-Seven Lakh Forty-Two Thousand

Visited By:	Dheera Valuers And Advisor_Hfc	Visited on:	27-Aug-2026
Violations observed (if any):			
Remarks:	null 1. this is builder purchase of land case., 2. said property is vacant plot, where demarcated by small rcc pegs on site., 3. documents copies verified are drafted sale deed, sale deed reg. no. kmv-2773-2024 on dated. 14/11/2024 in the name of ashish ramraoji bobde, 7/12 extract, sanction layout plan permit no. ccnra/lf/2026/apl/00025 on date. 128/03/2026 by kalmeshwar municipal council, rera certificate no. pp1190002601091, property card., 4. land area is taken as per sale deed and bua as per fsi 1.1, same is consider for valuation., 5. property photos are uploaded in omni doc., 6. property situated in loe habitual area., 7. this case is review for revision in land rate.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Dheera Valuers And Adviso	Entered On:	30-Aug-2026
Recommended by:	Ashay Khade	Completion Status:	Not Applicable-Land Loan
Recommender's Comment:	Ok To Proceed. Plot Is Demarcated Using Concrete Pegs. Sanctioned Layout Plan From Municipal Council, Pr Card, Rera Certificate Is Received. It Is A Newly Formed Layout Hence Habitation Is Not Observed While Surrounding Area Is Developing. Kindly Note.		
Approver Name:	Hemant Bagde	Approver ID:	HE018754
Designation:	Regional Technical Manager	Approved On :	30-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended its direct builder purchase rera registered project rate verified by atm and tm as per local feedback enquire		



Longitude: 78.89930027777778

Latitude: 21.220589722222222

Image Taken



Longitude: 78.89930027777778

Latitude: 21.220589722222222

Image Taken



DECLARATION

I/We hereby 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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