



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-131854	Application No.:	77000326624
Customer Name:	Asha Harishchandra Dhok	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	Apna Ghar - Home Loan - Da Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Asha Harishchandra Dhok	Mobile :	7058894442 9665156139

PROPERTY ADDRESS

Property Address:	Plot No. 12 North Part, House No. 4840/A/12, Mouza, Chikhli Khurd, Kh. No. 36/1, P.H. No. 39, Sheet No. 536/44, C.T.S No. 57, Vijayraj Co.Op Housing ,Society Ltd. Nagpur, Tah. And Dist. Nagpur	Location:	Mhalgi Nagar Bidipeth
Legal Address:	Plot No. 12 North Part, House No. 4840/A/12, Mouza Chikhli Khurd, Kh. No. 36/1, P.H. No. 39, Sheet No. 536/44, C.T.S No. 57, Vijayraj Co.Op Housing Society Ltd. Nagpur, Tah. And Dist. Nagpur.	City:	Nagpur Pin Code 440034
		State:	Maharashtra Country India
		Nearby Landmark:	Near Hanuman Mandir
		Collateral ID:	I26NAG034-072998

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	90 PERCENT
No of Floors:	1	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	2	0	2	1 BHK RESIDENTIAL UNDER CONSTRUCTION
Second Floor				
Other1				
Other2				
Ground Floor	2	1	1	1 BHK RESIDENTIAL UNDER CONSTRUCTION

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	25 Ft Wide Road	Layout Land	Plot No. 11	Remaining Part Of Same Plot
Actual on Site	25 Ft Wide Road	Layout Land	Plot No. 11	Remaining Part Of Same Plot
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	735	3500	2572500
Carpet Area	613	0	0
Super Built Up/Sellable Area	766	2000	1532000
Other 1	1	0	0
Other 2	1	0	0
% Completion	95	TOTAL	4104500
% Recommended	95	Realizable Value:	4105000
Realizable Value In Words : Rupees Forty-One Lakh Five Thousand			

Visited By:	Dheera Valuers And Advisor_Hfc	Visited on:	06-Aug-2026
Violations observed (if any):			

Remarks:	null 1. this is resale case., 2. said property is under construction g plus 1 structure residential house in which gf has 1 bhk and ff has 2 rooms where electric fitting, doors and windows fitting and final finishing work pending on site., 3. documents copies verified are drafted sale deed, sale deed reg. no. ngn5-8122-2025 on dated. 23/07/2025 in the name of dipak sureshrao thombre, property card, society layout plan, tax receipt no. rcpt2425434924 on dated. 19/03/2025 by nmc, architect building plan., 4. land area is taken as per sale deed and bua as per architect building plan, same is consider for valuation., 5. property photos are uploaded in omni doc.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

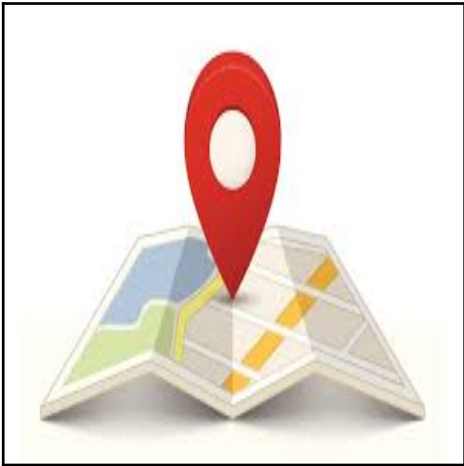
Entered By:	Dheera Valuers And Adviso	Entered On:	07-Aug-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	07-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under ag product. ar. building plan is received. this is a resale case and construction stage of property is 95 percent complete. finishing work is in progress. kindly note the same.		



Longitude: 79.11374583333333
Latitude: 21.092851666666665
Image Taken 06-AUG-2026 11:22:53



Longitude: 79.11368583333332
Latitude: 21.092796666666665
Image Taken 06-AUG-2026 11:23:25



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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