



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-165517	Application No.:	77000362824
Customer Name:	Rohit Sahebrao Barve	Branch :	(10107) NAGPUR
Product Name:	HI - Prime HI - Plot + Construction - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Rohit Sahebrao Barve	Mobile :	8446516097 9370616614

PROPERTY ADDRESS

Property Address:	Plot No 53 In Sai Vaishanav Nagari 1 Kh No 16/2, Psk 36-A Mouza- Dhamna Village Dhamna Near, St Paul College Of Pharmacy Tah Nagpur, Gramin Dist Nagpur 440002	Location:	Nagpur Ayachit Mandir
Legal Address:	Plot No 53 In Sai Vaishanav Nagari 1 Kh No 16/2 Psk 36-A Mouza- Dhamna Village Dhamna Near St Paul College Of Pharmacy Tah Nagpur Gramin Dist Nagpur 440002	City:	Nagpur Pin Code 440002
		State:	Maharashtra Country India
		Nearby Landmark:	Near St Paul College Of Pharmacy
		Collateral ID:	I26NAG002-093151

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	30 PERCENT
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	30
Green Housing:	No	Distance from City Center Km:	15
Report Condition:	Property Not Visited - Customer		

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 RESI. PROPOSED

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	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	By 9.00 Mtrs Wide Road	By Plot No 36 And 37	By Plot No 54	By Plot No 52
Actual on Site	By 9.00 Mtrs Wide Road	By Plot No 36 And 37	By Plot No 54	By Plot No 52
Boundary	Yes			

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

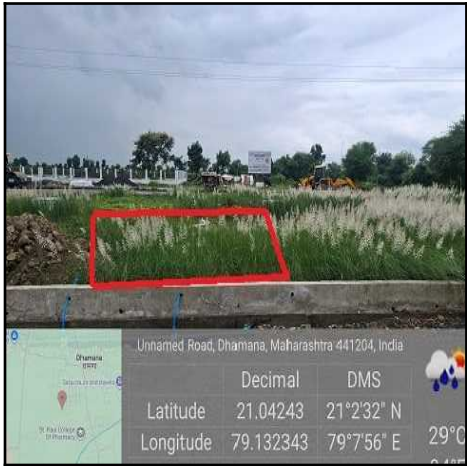
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1163	2100	2442300
Carpet Area	640	0	0
Super Built Up/Sellable Area	800	2000	1600000
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	4042300
% Recommended	0	Realizable Value:	4042000
Realizable Value In Words : Rupees Forty Lakh Forty-Two Thousand			

Visited By:	Mr. Pravin Mange	Visited on:	29-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is hl- prime hl- plot plus construction- builder case, 2. said property is open plot demarcated by small rcc pegs. layout development wk in progress, sewer line, chambers complete road wbm wip. 3. provided documents are sale deed draft, sale deed of kh no 16/2 rg no ngn1-6712-2025 dt 24/06/2025 on the name of sai vaishnav builders and developrs pvt ltd through its reg partner pawan raviprasad gupta, 7/12 extract, na order by tahsildar vide its order no rmk35/nap34/2025-25 dt 10/11/2025, sanctioned layout map vide its permit no ee/nmrda/dpc/agree/1979 dt 29/12/2025, development wip, rera certificate sr no pp1190002502327 valid upto 30/12/2027, release letter by nmrda vide its permit no ee/nmrda/dpc/rl/2062 dt 12/06/2026, final approval vide it s permit no 3693312/nmrda/lf/2025/apl/00483 dt 23/12/2025. draft builing plan and estimate of rs 20lakh, 4. plot area as per sale deed draft/ release letter is 1163sqft, same is considered for valuation. 5. bua is taken from draft building plan same is considered for valuation, sanctioned building plan should be required at the time of first construction disbursement. 6. this case is re-login to change in p plus c case, previous application no is. 77000344398.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Pravin Mange	Entered On:	29-Sep-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	29-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot is demarcated using concrete pegs. na order from tahsildar, sanctioned layout plan and release letter from nmrda along with rera certificate is received. it is a newly formed layout hence habitation is not observed. on site layout development work is in progress. surrounding area is developing. this case is reupdated for relogin purpose. kindly note.		



Longitude: 79.1323430555555

Latitude: 21.042429444444448

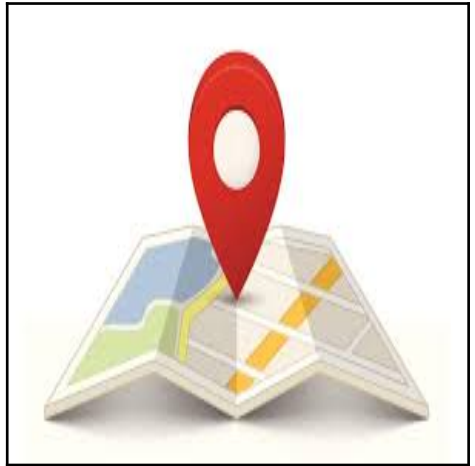
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Longitude: 79.13184444444444

Latitude: 21.042038333333334

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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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