



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-119129	Application No.:	77000315738
Customer Name:	Shital Pritam Chaudhari	Branch :	(10107) NAGPUR
Product Name:	HI - Rhl - Plot + Construction - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Shital Pritam Chaudhari	Mobile :	9922133484 9689959801

PROPERTY ADDRESS

Property Address:	Plot No. 8, House No. 780/8, Mouza Hansapuri, Nit ,Kh. No. 76, Sheet No. 316/31, Cts No. 2658, Circle, No. 13/19, D. No. 04, Ward No. 41, Division North,,Pha Scheme, Tah. And Dist. Nagpur, 440002.	Location:	Nagpur Ayachit Mandir
Legal Address:	Plot No. 8, House No. 780/8, Mouza Hansapuri, Nit Kh. No. 76, Sheet No. 316/31, Cts No. 2658, Circle No. 13/19, D. No. 04, Ward No. 41, Division North, Panchpaoli Housing Accommodation Scheme, Tah. And Dist. Nagpur, 440002.	City:	Nagpur Pin Code 440002
		State:	Maharashtra Country India
		Nearby Landmark:	Near Sharda Mata Mandir
		Collateral ID:	I26NAG002-068169

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	10
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	1	1	1	1 HALL KITCHEN PROPOSED
First Floor	2	0	2	2 BEDROOM PROPOSED
Second Floor	2	0	2	2 BEDROOM PROPOSED
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Occupied	Self Occupied	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. 29	Road	Plot No. 7	Plot No. 9
Actual on Site	Plot No. 29	Road	Plot No. 7	Plot No. 9
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	1500	4000	6000000
Carpet Area	2359	0	0
Super Built Up/Sellable Area	2949	2400	7077600
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	13077600
% Recommended	0	Realizable Value:	13078000
Realizable Value In Words : Rupees One Crore Thirty Lakh Seventy-Eight Thousand			

Visited By:	Dheera Valuers And Advisor_Hfc	Visited on:	23-Jul-2026
Violations observed (if any):			

Remarks:	null 1. this is plot plus construction bt case., 2. said property is old commercial structure having with 1 rcc room and 2 tinshade rooms proposed g plus 2 residential structure, self occupied., 3. documents copies verified are sale deed reg. no. ngn2-5689-2024 on dated. 04/08/2024 in the name of pritam vasantrao chaudhari, lease deed reg. no. ngn1-11690-2025 on dated. 11/12/2025 in the name of pritam vasantrao chaudhari valid upto 15-02-2055, sanction layout plan by nit, property card, tax receipt no. rcpt2627070110 on dated. 16/05/2026 by nmc, nmc sanction building plan vide its permit no. nmo/d/2026/apl04621/nmo-26-27419 on dated 15-04-2026, building permit and commencement certificate letter no. nmo/d/2026/apl04621/nmo-26-27419 on dated 15-04-2026 and estimate., 4. land area and bua is taken as per sanction building plan, same is consider for valuation., 5. property photos are uploaded is omni doc., 6. said property is old reidential house but use as commercial on site which will be demolish by customer and construct new one.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

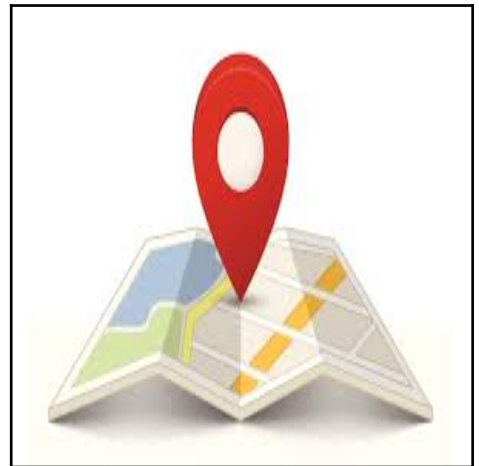
Entered By:	Dheera Valuers And Adviso	Entered On:	24-Jul-2026
Recommended by:	Ashay Khade	Completion Status:	Not Applicable-Land Loan
Recommender's Comment:	Ok To Proceed. Old Structure Observed On Site Which Will Be Demolished By Customer And New Construction Work Will Be Done. Construction Stage Given Accordingly. Sanctioned Building Plan And Cc From Nmc For Proposed Structure Is Received.		
Approver Name:	Hemant Bagde	Approver ID:	HE018754
Designation:	Regional Technical Manager	Approved On :	24-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended its plot plus construction case old tin roof structure to be demolished		



Longitude: 79.10791777777777
Latitude: 21.163429166666667
Image Taken



Longitude: 79.10791777777777
Latitude: 21.163429166666667
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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