



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-100511	Application No.:	77000296005
Customer Name:	Omprakash Ramkishor Shrivastava	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - Rhl - Plot + Construction - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Omprakash Ramkishor Shrivastava	Mobile :	9373536468 8624037270

PROPERTY ADDRESS

Property Address:	Plot No-360,Eastern Part, Mouza-Digdoh,Ph No- 6,,Kh No-114/1,3,4, Sheet No- 32, Cts No- 1952, ,Malmatta No-2405,In The Layout Lokmanya Co-Opp. ,Housing Society, Tah.Hingna And Dist.Nagpur 440002	Location:	Nagpur Ayachit Mandir
Legal Address:	Plot No-360,Eastern Part, Mouza-Digdoh,Ph No- 6,,Kh No-114/1,3,4, Sheet No- 32, Cts No- 1952, Malmatta No-2405, In The Layout Lokmanya O-Operative Housing Society, Near Ram Mandir, Lokmanya Nagar, Digdoh Devi, Tah.Hingna And Dist.Nagpur- 440002.	City:	Nagpur Pin Code 440002
		State:	Maharashtra Country India
		Nearby Landmark:	Near Ram Mandir, Lokmanya Nagar
		Collateral ID:	I26NAG002-083545

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	90 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	28
Green Housing:	No	Distance from City Center Km:	14
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
Ground Floor	3	1	2	2 BHK WITH 2 TB (PROPOSED RESIDENTIAL)
First Floor				

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	Plot No- 361	Plot No- 360 Remaining Part	9 Mtr Wide Road	Plot No- 363
Actual on Site	Plot No- 361	Plot No- 360 Remaining Part	9 Mtr Wide Road	Plot No- 363
Boundary	Yes			

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

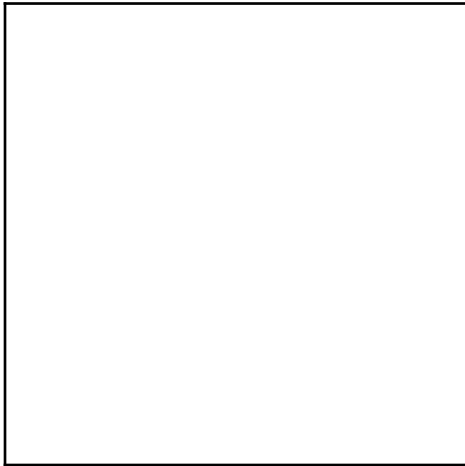
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	945	3100	2929500
Carpet Area	640	0	0
Super Built Up/Sellable Area	800	2500	2000000
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	4929500
% Recommended	0	Realizable Value:	4930000
Realizable Value In Words : Rupees Forty-Nine Lakh Thirty Thousand			

Visited By:	Vedant Associates_Hfc	Visited on:	15-Jul-2026
Violations observed (if any):			
Remarks:	null this is a plot plus consturction case , 1) said property is having vacant plot, which is demarcated by cement pegs, and lime powder, 2) land area is 945 sqft (as per ats draft) , 3) built up area- 800 sqft (as per architecture building plan) , 4) approach road to the property is 30 ft cc road , 5) provided documents- copy of ats draft in the name of mr. omprakash shrivastava in between mr. navin kedarnath verma , copy of sale deed in the name of mr. navin kedarnath verma in between mr. subash ramesh thosar same was duly registered in the sub registrar hingna sr. no. 3267/2026 date- 24-03-2026, 6) copy of rl letter no- rl/2499/t.p/2026 dated- 12/5/2026 by municipal council digdoh (devi), copy of tax receipt no- 252 dated- 5/5/2026 by nagar parishad digdoh (devi), copy of sanction layout plan vide letter no. 2499/2026 date- 12-05-2026 by maharashtrara gunthawari development, copy of sub division plan no. didmc/sa/2026/apl/00003 date- 24-08-2026, 7) property is situated within the limits of nagar parishad digdoh(devi). 8). this case is review for change in product and adding the details of sub-division plan. 9). sanction building plan should be required before first construction disbursement. 10). this case is review for revision in land rate and construction rate		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
BOOK2.PDF			

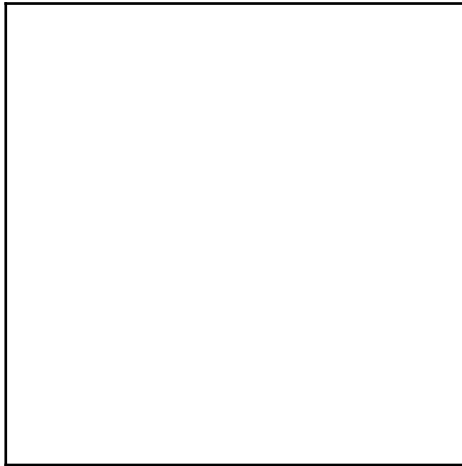
Entered By:	Vedant Associates_Hfc Gawande	Entered On:	07-Sep-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	07-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot is identified on site. rl letter from municipal council along with subdivision plan is received. sanctioned building plan to be provided before funding for construction purpose. kindly note.		



Longitude:

Latitude:

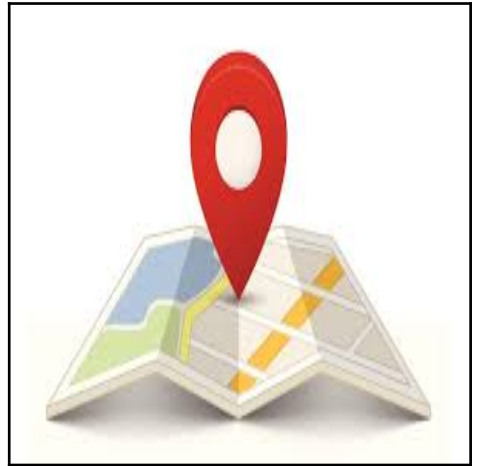
Image Taken



Longitude:

Latitude:

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.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and prevailing market rates for similar properties and on the facts and confirmation provided by the client ("Client") or his professional advisor or any other party on behalf of the Client as on date of assessment, which the Client represents to be complete and accurate in all respects. Report contains no representations or warranties of any kind. The Client should exercise appropriate due diligence with respect to the property, including approval status, legal and tax diligence, prior to taking of any decision. Compliance with statutory requirements applicable for construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any role in construction and pricing of the project / Property.

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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client. This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.