



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-128378	Application No.:	77000321455
Customer Name:	Nilesh Mahesh Ramteke	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	In House
Contact Name:	Nilesh Mahesh Ramteke	Mobile :	7058533976 9370068649

PROPERTY ADDRESS

Property Address:	Nzaul Plot No.92 Northern Portion, Ambedkar Nagar,Mouza-Indora, Sheet No.54, Cts No.2034, Co.House , No.20, Ward No.57, Tah And Dist Nagpur	Location:	Jari Patka
		City:	Nagpur Pin Code 440014
		State:	Maharashtra Country India
Legal Address:	Nzaul Plot No.92 Northern Portion, Ambedkar Nagar, Mouza-Indora, Sheet No.54, Cts No.2034, Co.House No.20, Ward No.57, Tah And Dist Nagpur	Nearby Landmark:	Near Ambedkar Chowk Kampthee Road
		Collateral ID:	I26NAG014-069651

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	16
Green Housing:	No	Distance from City Center Km:	8
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	2	1	1	1BHK SELF OCCUPIED
First Floor	2	1	1	1BHK TEEN SHADED RENTED

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self And Tenant	15
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			45

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Galli	Road	Shri. Surendra Nandgave	Remaning Portion Of Plot No.
Actual on Site	Galli	Road	Shri. Surendra Nandgave	Remaning Portion Of Plot No.
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	583	5600	3264800
Carpet Area	205	0	0
Super Built Up/Sellable Area	256	2000	512000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3776800
% Recommended	100	Realizable Value:	3777000

Realizable Value In Words : Rupees Thirty-Seven Lakh Seventy-Seven Thousand

Visited By:	Mr. Nikhilesh Kukade	Visited on:	28-Jul-2026
Violations observed (if any):			
Remarks:	null 1)the subject case is lap case, 2)the subejct property g plus 1 bldg on g floor 1bhk self occupied and on 1st floor 1bhk which teen roof structure internally and externally finished. 3)documents received- partition deed its in the name of mahesh murlidhar ramteke reg no.ngn3-3669-2016, engineer sub-division plan, tax receipt and tax assesment of nmc, pr card separate customer name entry found with plot area. 4)plot area taken from pr card and sale deed, bua as per tax assesment is considered for the valuation. 5)1st floor teen roof structure which is not considered for the valuation.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
NILESH MAHESH RAMTEKE-TAX ASSESMENT.PDF			
NILESH MAHESH RAMTEKE-PR CARD.PDF	NULL	NULL	

Entered By:	Nikhilesh Kukade	Entered On:	28-Jul-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	28-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. tax receipt from nmc, pr card having separate entry of customers name with plot area is received. age of property is 15 years. tenant noc to be taken.		



Longitude: 79.0957103

Latitude: 21.17349

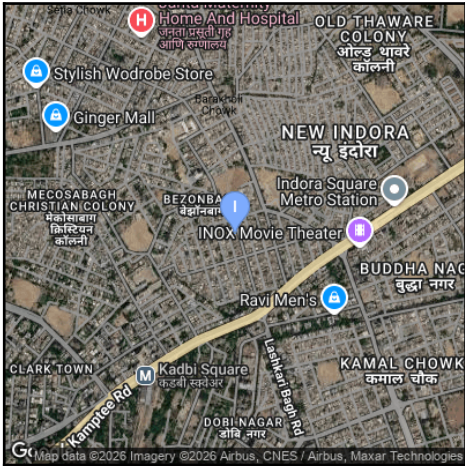
Image Taken



Longitude: 79.0957103

Latitude: 21.17349

Image Taken



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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