



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-103633	Application No.:	77000283862
Customer Name:	Nilesh Wasudev Dhoke	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	Apna Ghar - Balance Transfer + Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Nilesh Wasudev Dhoke	Mobile :	9657279783 8928672126

PROPERTY ADDRESS

Property Address:	Plot No 68 In Layout Of Rajlaxmi Gnss,Maryadit Godhani, In Gp Bhokara, Ward No. 04,,Khasra No.80/1a, P H No.12-A, Mouza - Bhokara,Tah. And Dist Nagpur - 441111	Location:	Karodi		
		City:	Nagpur	Pin Code	441111
		State:	Maharashtra	Country	India
Legal Address:	Plot No.68, Vidya Nagar, In The Layout Of Rajlaxmi Gruh Nirman Sahakari, Sanstha Maryadit Godhani, In Gp Bhokara, Ward No. 04, Khasra No.80/1a, P H No.12-A, Mouza - Bhokara, Tah. And Dist Nagpur - 441111	Nearby Landmark:	Near Modern School Koradi		
		Collateral ID:	I26NAG111-061625		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	85 PERCENTAGE
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	26
Green Housing:	No	Distance from City Center Km:	9
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	RESIDENTIAL
First Floor	3	0	2	RESIDENTIAL

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Nilesh Dhoke	3
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2023	Self	57

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	25 Ft Road	20 Ft. Road	Plot No.67	Plot No.69 And Thereafter
Actual on Site	25 Ft Road	20 Ft. Road	Plot No.67	Plot No.69 And Thereafter
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:	SAID PROPERTY IS A

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1200	2500	3000000
Carpet Area	1056	0	0
Super Built Up/Sellable Area	1320	2000	2640000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5640000
% Recommended	100	Realizable Value:	5640000
Realizable Value In Words : Rupees Fifty-Six Lakh Forty Thousand			

Visited By:	Dhananjay Datar And Asscoiates_Hfc	Visited on:	06-Jul-2026
Violations observed (if any):	Na		
Remarks:	null 1) this is hl bt case. 2) said property is a residential building on gf and ff. 3) copy of sale deed is in the name of mrs. gangabai wasudeo dhoke and mr wasudeo kisan dhoke details vide sr. no. 8446-2021, dated. 31/05/2021. 4) copy of draft layout plan. 5) copy of gp tax receipt is in name of mrs. gangabai wasudeo dhoke details vide receipt no. 1702, dt. 01/11/2025, by gp bhokara. 6) copy of draft building plan by miss anjali patil. 7) plot area as per sale deed and built up area as per fsi 1.1 is considered for valuation. 8) property comes under the limits of gp bhokara. 8) scrutiny carried out at the time of visit property shown by mr sandeep dhoke. 9) na order details vide rev. case no. 25/nap-36/1999-2000, dt. 12/06/2000, by collectors off nagpur. 10) built up area as per draft building plan is 1878 sqft but built up area as per fsi 1.1 is 1320 sqft. so considered lower side built up area as per fsi 1.1 for valuation.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
P3.PDF	NULL	NULL	

Entered By:	Dhananjay Datar And Assco Datar	Entered On:	06-Jul-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	06-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under ag product.		



Longitude: 79.07974666666667
Latitude: 21.22514
Image Taken 06-JUL-2026 15:13:20



Longitude: 79.07969777777777
Latitude: 21.225228888888886
Image Taken 06-JUL-2026 14:49:47



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.

DISCAIMER: 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.