



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-175233	Application No.:	77000324824
Customer Name:	Aswale Kishor Upasrao	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - RHI - Purchase Of Land - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Aswale Kishor Upasrao	Mobile :	7827306318 7028023654

PROPERTY ADDRESS

Property Address:	Plot No. 58, Mouza- Beltarodi, Ph No. 38, Kh No. ,44/1,44/2, Lokhit Gnss, Prithviraj Nagar, Near,Beltarodi Bus Stop, Beltarodi, ,Tah And Dist- Nagpur 440015	Location:	Vivekanand Nagar
		City:	Nagpur Pin Code 440015
		State:	Maharashtra Country India
Legal Address:	Plot No. 58, Mouza- Beltarodi, Ph No. 38, Kh No. 44/1,44/2, Lokhit Gnss, Prithviraj Nagar, Near Beltarodi Bus Stop, Beltarodi, Tah And Dist- Nagpur 440015	Nearby Landmark:	Near Beltarodi Bus Stop
		Collateral ID:	I26NAG015-096142

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	80 PERCENT
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	22
Green Housing:	No	Distance from City Center Km:	11
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other1				
Other2				
Ground Floor				VACANT PLOT
First Floor				
Second 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. 59	Plot No. 57	Plot No. 64 And 65	12 Mtrs Wide Road
Actual on Site	Plot No. 59	Plot No. 57	Plot No. 64 And 65 (Vacant)	12 Mtrs Wide Road
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	1830	5000	9150000
Carpet Area	1610	0	0
Super Built Up/Sellable Area	2013	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	9150000
% Recommended	0	Realizable Value:	9150000
Realizable Value In Words : Rupees Ninety-One Lakh Fifty Thousand			

Visited By:	Vedant Associates_Hfc	Visited on:	12-Oct-2026
Violations observed (if any):			
Remarks:	null this is a resale purchase case, 1). said property is a vacant plot which is demarcated lhs and rhs side by beside property wall 2). land area is 170 sqmt/ 1830 sqft (as per sale deed), 3). built up area is 2013 sqft (as per fsi 1.1), 4). approach road to the property is 40 feet tar road, 5). provided documents are- copy of ats draft in the name of mr. aswale kishore upasrao in between mr. alok ashok kshirsagar, copy of sale deed in the name of mr. alok ashok kshirsagar in between shri. sagar keshav khapre and 1 other same was duly registered in the sub registrar nagpur sr. no. 7808-2024 date- 17-10-2024, 6). copy of na order revenue no. 35/nap-34/1997-98 date- 02-02-1999 by collector of nagpur, copy of natp sanction layout plan case no. non-agri/mouza-beltarodi/sa.kra.44/1,44/2/sasanag/418 date-17-02-1998, 7). property is situated within the limits of nagar panchayat besa-beltarodi.		

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

Entered By:	Vedant Associates_Hfc Gawande	Entered On:	12-Oct-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	12-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot is identified on site. it is located between 02 houses. na order from collector and layout plan sanctioned by natp is received.		



Longitude: 79.0794170001026

Latitude: 21.073222

Image Taken



Longitude: 79.0794170001026

Latitude: 21.073222

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.

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.