



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ 26-158882	Application No.:	77000356679
Customer Name:	Narendra Babarao Chimantrawar	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	Nhl Micro Tap - 1ap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Narendra Babarao Chimantrawar	Mobile :	9404343506 9111190075

PROPERTY ADDRESS

Property Address:	Plot No. 70 West Part, House No. 80, Mouza Narsala, Kh. No. 2/3,6, P.H No. 37, Ward No. 4, Tah. Nagpur Gramin And Dist. Nagpur, 440034.	Location:	Mhalgi Nagar Bidipeth
		City:	Nagpur Pin Code 440034
		State:	Maharashtra Country India
Legal Address:	Plot No. 70 West Part, House No. 80, Mouza Narsala, Kh. No. 2/3,6, P.H No. 37, Ward No. 4, Tah. Nagpur Gramin And Dist. Nagpur, 440034.	Nearby Landmark:	Near Hanuman Mandir
		Collateral ID:	I26NAG034-087441

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	6
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	4	1	1	3 BHK RESIDENTIAL
First Floor				
Structure	Occupancy Status	Occupied By	Apprx. Property Age	
Rec. Structure	Occupied	Self Occupied	(For Home Improvement/ Home	
			5	
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property	
Good	NA	Na	55	

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Remaining Part Of Same Plot	Road	Lay-Out Road	Plot No. 71
Actual on Site	Remaining Part Of Same Plot	Road	Lay-Out Road	Plot No. 71
Boundary	Yes			

NDMA Details

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

Submitted by:
Narendras
ent:
Approver Name:
Designation:
Approved:

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	1250	3000	3750000
Carpet Area	798	0	0
Super Built Up/Sellable Area	998	2000	1996000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5746000
% Recommended	100	Realizable Value:	5746000

Realizable Value In Words : Rupees Fifty-Seven Lakh Forty Six Thousand

Visited By: Dheera Valuers And Advisor_Hfc

Visited on: 17-Sep-2026

Violations observed (if any):

Remarks:

null | 1. this is fresh lap residential case., 2. said property is residential house has 3 bhk unit 1 shop shutter is observed on site but use as residential bedroom on site., 3. documents copies verified are sale deed reg. no. ngn7-03960-2011 on dated 26/05/2011 in the name of narendra babarao chimantrawar, tax receipt no. 5949 on dated. 25/10/2010 by grampanchayat narsala, tax assessment by grampanchayat narsala. unapproved layout plan., 4. land area is taken as per sale deed and bua as per architect building plan. same is consider for valuation., 5. property photos are uploaded in omni doc.

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
NARENDRA PICS COMPRESSED.PDF	22.2967977777778	70.8262497222222	

Dheera Valuers And Advisors

Entered On: 18-Sep-2026

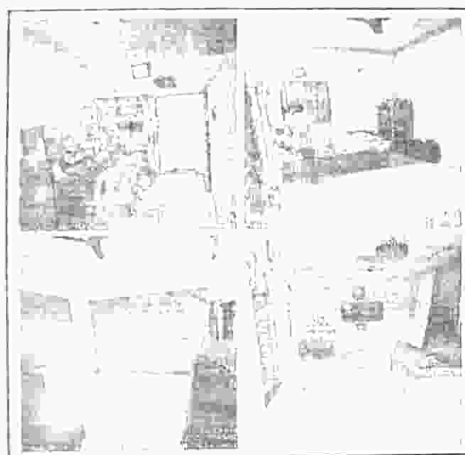
Completion Status: Constructed

Submitted by:
Sender's
Email:

Approver Name: Ashay Khade
Designation: Technical Manager
Approver Recommendation: RECOMMENDED
Conditional Remark:

Approver ID: HE002951
Approved On: 18-Sep-2026

Approver's Comment: ok to proceed under micro lap product.



Longitude: 79.12792333333333
Latitude: 21.09849611111111
Image Taken 17-SEP-2026 10:08:10



Longitude: 79.12782333333332
Latitude: 21.098470833333334
Image Taken 17-SEP-2026 10:13:14



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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