



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-126801	Application No.:	77000322747
Customer Name:	Dipti Choudhary	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - Rhl - Purchase Of Land - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Dipti Choudhary	Mobile :	9922111432 9021522966

PROPERTY ADDRESS

Property Address:	Plot No.48, Royal Heritage Colony, Mouza-Dabha,,Kh.No.164/10, Ph.No.7, Cts No.36 And 37,,Sheet No.209/55, Near Center Point School, ,Tah And Dist-Nagpur	Location:	Wadi
Legal Address:	Plot No.48, Royal Heritage Colony, Mouza-Dabha, Kh.No.164/10, Ph.No.7, Cts No.36 And 37, Sheet No.209/55, Near Center Point School, Tah And Dist-	City:	Nagpur Pin Code 440023
		State:	Maharashtra Country India
		Nearby Landmark:	Near Center Point School Dabha
		Collateral ID:	I26NAG023-075843

PROPERTY DETAILS

Type Of Property:	Bungalow	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:	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
Ground Floor				
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant		0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	9-Mtr Wide Road	Plot No.33 And 34	Plot No.47	Kh.No.164/10
Actual on Site	Road	Plot No.33 And 34	Plot No.47	Kh.No.164/10
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	2693	3700	9964100
Carpet Area	2370	0	0
Super Built Up/Sellable Area	2962	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	9964100
% Recommended	0	Realizable Value:	9964000

Realizable Value In Words : Rupees Ninety-Nine Lakh Sixty-Four Thousand

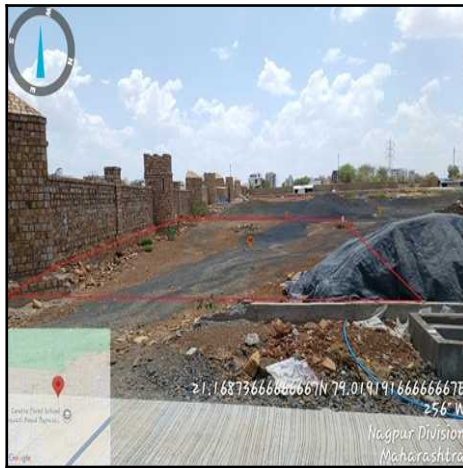
Visited By:	Mr. Nikhilesh Kukade	Visited on:	25-Jul-2026
Violations observed (if any):			
Remarks:	null 1.the subject case is plot purchase case, builder is cat c, 2. the subject property is east facing open plot demarcated by rcc pegs, layout development work in progress. 3. documents recived - sale deed draft, na order order no.rmk-10-nap34/2024-25, on dated 12/05/2025, sale deed of land reg no.ngn3- 1920/2015, tentative sancation layout plan by nit on dated 10/12/2024, 4. plot area taken from sale deed draft and layout plan. 5.rera not provided 6.regularization letter or nit rl demand letter paid receipt is required before cheque hand over. 7. this case is review for cts number and four boundaries correction as per draft sale deed.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Nikhilesh Kukade	Entered On:	17-Aug-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	17-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot is demarcated using concrete pegs. na order and sanctioned layout plan from nit is received. rl letter/rl demand letter along with challan receipt to be provided and confirmation regarding same to be taken from technical team before cheque handover. kindly note.		



Longitude: 79.019185
Latitude: 21.168744722222222
Image Taken 25-JUL-2026 12:46:00



Longitude: 79.019185
Latitude: 21.168736666666666
Image Taken 25-JUL-2026 12:46:00



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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