



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159750	Application No.:	77000354114
Customer Name:	Kamlesh Khubchand Nehchani	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	Nhl - Rnhl - Lap Commercial - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Kamlesh Khubchand Nehchani	Mobile :	9823375560 9561516023

PROPERTY ADDRESS

Property Address:	Nmc House No. 657/1(Southern Part), Mouza- Nagpur,,Circle No. 14/20, Ward No. 45 Old And 64 New,Sheet,No. 133, Cts No. 177/1, Jagannath Budhwari Nagpur,,Near Pets Accurate Clinic, Tah-Dist- Nagpur	Location:	Nagpur Ayachit Mandir
Legal Address:	Nmc House No. 657/1(Southern Part), Mouza- Nagpur, Circle No. 14/20, Ward No. 45 Old And 64 New, Sheet No. 133, Cts No. 177/1, Jagannath Budhwari Nagpur, Sachin Electricals, Near Pets Accurate Clinic, Tah And Dist- Nagpur 440002	City:	Nagpur Pin Code 440002
		State:	Maharashtra Country India
		Nearby Landmark:	Sachin Electricals, Near Pets Accurate Clinic
		Collateral ID:	I26NAG002-088755

PROPERTY DETAILS

Type Of Property:	Commercial Premise	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	100 PERCENT
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	8
Green Housing:	No	Distance from City Center Km:	4
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor	1	0	1	1 ROOM COMMERTIAL
Other1				
Other2				
Ground Floor	1	0	1	1 SHOP COMMERTIAL
First Floor	1	0	1	1 ROOM COMMERTIAL

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self	10
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Self	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	H/O Smt Babita Dhapodkar	Road	H/O Smt Babita Dhapodkar	Portion Of Property Of Smt.
Actual on Site	H/O Sanjay Dhapodkar And	Road	S/O Hemant Gumgaonkar	H/O Mr. Mirani
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	392	21000	8232000
Carpet Area	470	0	0
Super Built Up/Sellable Area	780	1800	1404000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	9636000
% Recommended	100	Realizable Value:	9636000

Realizable Value In Words : Rupees Ninety-Six Lakh Thirty-Six Thousand

Visited By:	Vedant Associates_Hfc	Visited on:	18-Sep-2026
Violations observed (if any):			
Remarks:	null this is a lap case, 1). said property is a commertial gf plus upper 2 floor residential apartment in gf having 1 shop and ff having 1 room and sf having 1 room, 2). land area is 36.413 sqmt/ 392 sqft (as per sale deed), 3). built up area is 83.48 sqmt/ 899 sqft (as per tax assesment sheet) and 780 sqft (as per actual measurement), and as per fsi 2.0 is 784 sqft, so we are consider less area for valuation, 4). approach road to the property is 60 feet cc road, 5). provided documents are- copy of gift deed in the name of mr. kamlesh khubchand nehchani in between mrs. meera khubchand nehchani same was duly registered in the sub registrar nagpur sr. no. 250-2024 date- 13-01-2024, copy of previous sale deed in the name of mrs. meera khubchand nehchani in between mr. devnath balchandra pimpalikar same was duly regsitred in the sub regsitrar nagpur sr. no. 6845-2014 date- 10-11-2014, 6). copy of property card, copy of tax receipt index no. 045004409 date- 18-01-2023, copy of tax assement sheet by nmc, 7). as per sale deed nmc house no. 657 and as per tax receipt is 657/1, kindly note, 8). said property sitauted within the limits of nmc, 8). in the provided property card there is a seprate entry was found in the name of mr. kamlesh khubchand nehchani.		

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

Entered By:	Vedant Associates_Hfc Gawande	Entered On:	21-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	21-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. property is a ground plus 02 floors structure entirely used for commercial purpose for which pr card along tax receipt from nmc is received. age of property is 10 years. it is located in good commercial locality.		



Longitude: 79.1043
Latitude: 21.1574
Image Taken



Longitude: 79.10449999999999
Latitude: 21.1575
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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