



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152975	Application No.:	77000351282
Customer Name:	Bhumika Bhaskar Barapatre	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	Nhl - Micro Lap - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Bhumika Bhaskar Barapatre	Mobile :	9075704764 9767110227

PROPERTY ADDRESS

Property Address:	Plot No. 215 East Part, House No. 1427/215, House ,No. 1427/215/A, Mouza Binaki, Kh. No. 112,113,114,,P.H. No. 10, Sheet No. 48, C.T.S No. 2042, Ward No,42, Tah. And Dist. Nagpur, 440017.	Location:	Ambedkar Marg
Legal Address:	Plot No. 215 East Part, House No. 1427/215, House No. 1427/215/A, Mouza Binaki, Kh. No. 112,113,114, P.H. No. 10, Sheet No. 48, C.T.S No. 2042, Ward No. 42, Tah. And Dist. Nagpur, 440017.	City:	Nagpur Pin Code 440017
		State:	Maharashtra Country India
		Nearby Landmark:	Near Pandit Dindayal Upadhyay Ground
		Collateral ID:	I26NAG017-092309

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	16
Green Housing:	No	Distance from City Center Km:	8
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	1	0	1	1 HALL RESIDENTIAL
First Floor	0	1	1	1 KITCHEN

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self Occupied	17
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	43

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 214	Plot No. 216	Plot No. 224	Road
Actual on Site	Plot No. 214	Remaining Part Of Plot No.	Plot No. 224	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	270	3500	945000
Carpet Area	432	0	0
Super Built Up/Sellable Area	540	2000	1080000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2025000
% Recommended	100	Realizable Value:	2025000

Realizable Value In Words : Rupees Twenty Lakh Twenty-Five Thousand

Visited By:	Dheera Valuers And Advisor_Hfc	Visited on:	08-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is fresh lap residential case., 2. said property is g plus 1 structure residential building in which gf has 1 hall and ff has 1 kitchen, where self occupied on site., 3. documents copies verified are sale deed reg. no. ngn6-2276-2023 on dated. 03/04/2023 in the name of bhaskar dashrath barapatre, sale deed reg. no. ngn6-8994-2026 on dated. 17/09/2026 in the name of bhaskar dashrath barapatre, property card, 7/12 extract, tax receipt no. rcpt2627305758 on dated. 07/09/2026 by nmc, layout plan, na order rev. case no. 63/nap-34/90-91 on dated. 24/01/1991 by collector, tax assessment by nmc, 4. land as per sale deed is 540 sq.ft and bua as per site measurement, same is consider for valuation., 6. property photos are uploaded in omni doc., 7. said property situated on plot no. 215 east part., 8. this case is review for providing the valuation.		

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

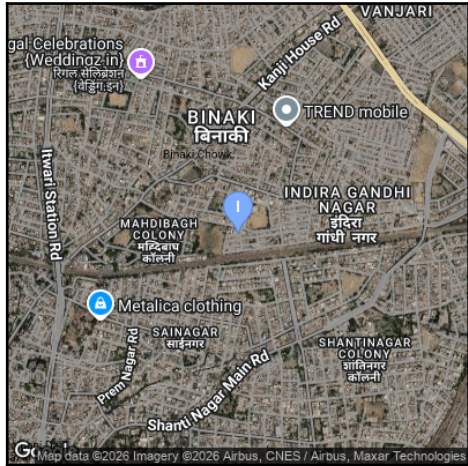
Entered By:	Dheera Valuers And Adviso	Entered On:	28-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	28-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under micro lap product, property is located within the limits of municipal corporation. age of property is 17 years.		



Longitude: 79.1235736111111
Latitude: 21.166891666666668
Image Taken



Longitude: 79.1235736111111
Latitude: 21.166891666666668
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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