



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-147724	Application No.:	77000317214
Customer Name:	Sushma Bhim Shaw	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - Rhl - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Sushma Bhim Shaw	Mobile :	7596923271 9922388191

PROPERTY ADDRESS

Property Address:	Plot No.104, Kh.No.53/2, Mouza-Babulkheda, Ph.No.,39, Ward No.15, Co.House No.1748, Sheet No.53, , Cts No.6680, Bhim Nagar-4, Galli No.4, Near ,Buddha Vihar, Tah And Dist-Nagpur	Location:	Bhagwan Nagar		
		City:	Nagpur	Pin Code	440027
		State:	Maharashtra	Country	India
		Nearby Landmark:	Near Buddha Vihar		
Legal Address:	Plot No.104, Kh.No.53/2, Mouza-Babulkheda, Ph.No.39, Ward No.15, Co.House No.1748, Sheet No.53, Cts No.6680, Bhim Nagar-4, Galli No.4, Near Buddha Vihar, Tah And Dist-Nagpur	Collateral ID:	I26NAG027-080425		

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:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	6
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
Ground Floor	2	1	2	1BHK VACANT
First Floor	2	1	2	1BHK VACANT
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant		30
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			20

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No.105	Plot No.103	6ft Wide Road	20ft Wide Road
Actual on Site	Plot No.105	Plot No.103	Galli	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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1440	3500	5040000
Carpet Area	963	0	0
Super Built Up/Sellable Area	1203	1300	1563900
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6603900
% Recommended	100	Realizable Value:	6604000
Realizable Value In Words : Rupees Sixty-Six Lakh Four Thousand			

Visited By:	Mr. Nikhilesh Kukade	Visited on:	27-Aug-2026
Violations observed (if any):			
Remarks:	null 1)the subject case is resale case, 2)the subject property is g plus 1bldg internally and externally finished which is vacant from approx. 2yrs, 3)documents received- sale deed draft, sale deed its in the name of smruti dilip tiwari reg no.ngn2-3844-2012, nmc tax receipt, nmc tax assessment, property card its in the name of seller 4)plot area taken from sale deed and bua as per tax assessment for the valuation. 5)as disscuss with customer she will occupied the property after the purchase do necessary repair work for the same customer mail confrimation is taken and attached with omni docs.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
CUSTOMER MAIL CONFIRMATION.PDF	23.53831138888889	72.56687830555555	

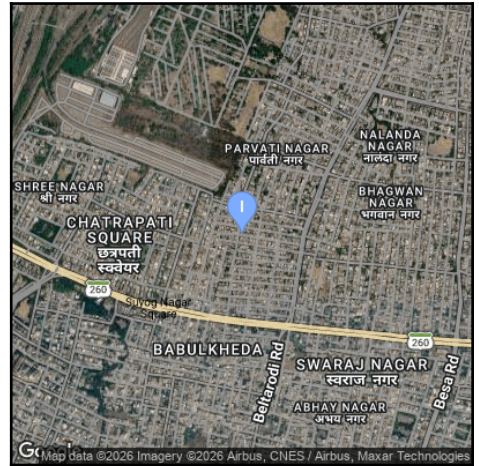
Entered By:	Nikhilesh Kukade	Entered On:	27-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	27-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	pr card along with nmc tax receipt is received. age of property is 30 years. customer will renovate and occupy the property after the execution of salee deed. mail confirmation mentioning the same is received. kindly note.		



Longitude: 79.0865379
Latitude: 21.1091669
Image Taken



Longitude: 79.0865379
Latitude: 21.1091669
Image Taken



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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