



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-163981	Application No.:	77000361597
Customer Name:	Unnati Dhanraj Wadibhasme	Branch :	(10833) NAGPUR - CA ROAD
Product Name:	HI - Ag Premium - Plot + Construction - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	In House
Contact Name:	Unnati Dhanraj Wadibhasme	Mobile :	9284911534 8379936788

PROPERTY ADDRESS

Property Address:	Plot No 32, Kh No 31/1, 31/3, Nivara,G N S S, P H No 38, Mz Pipla, Tah,Nagpur (Gramin), Dist Nagpur, 440001	Location:	Nagpur Gpo		
		City:	Nagpur	Pin Code	440001
		State:	Maharashtra	Country	India
Legal Address:	Plot No 32, Kh No 31/1, 31/3, Nivara G N S S, P H No 38, Mz Pipla, Tah Nagpur (Gramin), Dist Nagpur, 440001	Nearby Landmark:	Opposite Mauli Town 29		
		Collateral ID:	I26NAG001-093263		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	30 PERCENT
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	22
Green Housing:	No	Distance from City Center Km:	11
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	3	1	2	PROPOSED 2BHK
First Floor	3	1	2	PROPOSED 2BHK
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	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	Plot No 33	25 Ft Wide Road	Plot No 11	30 Ft Wide Road
Actual on Site	Plot No 33	25 Ft Wide Road	Plot No 11	30 Ft Wide 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	1475	2500	3687500
Carpet Area	1920	0	0
Super Built Up/Sellable Area	2400	1700	4080000
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	7767500
% Recommended	0	Realizable Value:	7768000

Realizable Value In Words : Rupees Seventy-Seven Lakh Sixty-Eight Thousand

Visited By:	Mr. Saurabh Rangari	Visited on:	28-Sep-2026
Violations observed (if any):			
Remarks:	null 1. case type is plot plus construction. 2. said property is open plot with demarcation available by cement pegs. 3. documents provided are- sale deed- ngn7-02849-2005 dt 20-10-2005 in the name of sau bhavna mahadeorao patil, na order- r.m.no 96/nap-34/2004-2005 dt 18/12/2005 by collector nagpur, gp sanctioned layout plan, arch building plan and estimate by mauli consultant lic no. state/r/2025/apl/16761. 4. plot area taken from ats and bua taken from arch building plan.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

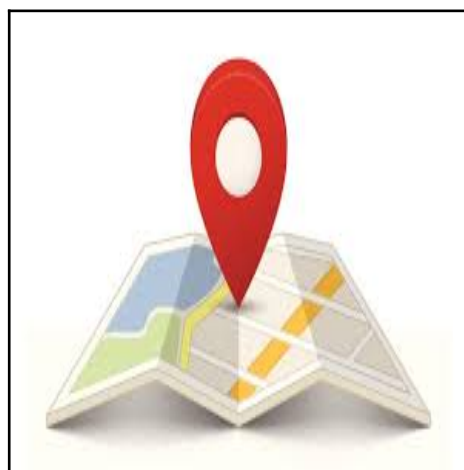
Entered By:	Saurabh Rangari	Entered On:	29-Sep-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	29-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot is demarcated using layout stones. na order from collector and gp layout plan is received. layout is located in developing area. particular layout has low development and low habitation as on date, hence plot to be properly demarcated with big concrete poles and wire fencing along with plot numbering before cheque handover. confirmation regarding same to be taken on mail from technical team. kindly note.		



Longitude: 79.11882499999999
Latitude: 21.066626944444444
Image Taken 28-SEP-2026 12:20:54



Longitude: 79.11881472222221
Latitude: 21.066645
Image Taken 28-SEP-2026 12:20:39



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.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and prevailing market rates for similar properties and on the facts and confirmation provided by the client ("Client") or his professional advisor or any other party on behalf of the Client as on date of assessment, which the Client represents to be complete and accurate in all respects. Report contains no representations or warranties of any kind. The Client should exercise appropriate due diligence with respect to the property, including approval status, legal and tax diligence, prior to taking of any decision. Compliance with statutory requirements applicable for the construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.

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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client. This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.