



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-150848	Application No.:	77000345074
Customer Name:	Parakh Rameshprasad Lal	Branch :	(10650) NAGPUR WARDHA ROAD
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Parakh Rameshprasad Lal	Mobile :	7887732030 8928672126

PROPERTY ADDRESS

Property Address:	Flat No. 601, Sixth Floor, Hirai Towers, Plot No. ,32, House No. 6042/A/32, Mouza Manewada, Kh. No. ,3/2, 6/1, P.H. No. 39, Sheet No. 226/6, C.T.S No. ,271, Tah. And Dist. Nagpur, 442224.	Location:	Ayodhya Nagar
Legal Address:	Flat No. 601, Sixth Floor, Hirai Towers, Plot No. 32, House No. 6042/A/32, Mouza Manewada, Kh. No. 3/2, 6/1, P.H. No. 39, Sheet No. 226/6, C.T.S No. 271, Tah. And Dist. Nagpur, 440024.	City:	Nagpur Pin Code 440024
		State:	Maharashtra Country India
		Nearby Landmark:	Near Swami Vidya Mandir Vidyalaya
		Collateral ID:	I26NAG024-083726

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	6	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	6
Green Housing:	No	Distance from City Center Km:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Sixth Floor	4	1	2	3 BHK RESIDENTIAL
Other2				
Ground Floor				
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	2
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	58

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Road	Plot No. 33	Road	Plot No. 44
Actual on Site	Open To Sky / Road	Staircase Then Lift / Plot No.	Open To Sky / Road	Open To Sky / Plot No. 44
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	1	0	0
Carpet Area	319	0	0
Super Built Up/Sellable Area	855	4700	4018500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4018500
% Recommended	100	Realizable Value:	4019000
Realizable Value In Words : Rupees Forty Lakh Nineteen Thousand			

Visited By:	Dheera Valuers And Advisor_Hfc	Visited on:	05-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is builder purchase case builder is cat-b., 2. said property is residential flat on sixth floor has 3 bhk unit, where vacant on site., 3. documents copies verified are drafted sale deed, correction deed reg. no. ngn1-3709-2025 on dated. 26/03/2025 in the name of gousiya labour co-operative housing society ltd. nagpur on behalf suresh hiranmanji gaikwad, dod reg. no. ngn1-5552-2024 on dated. 06/05/2024 in the name of gousiya labour co-operative housing society ltd. nagpur on behalf suresh hiranmanji gaikwad, rl letter permit no. 222 on dated. 12/12/2017 by nit, tax receipt no. rcpt2324398161 on dated. 13/02/2024 by nmc, property card, sanction building plan and commencement certificate permot no. b.e (south)/ case no. bul-g-002500289/ tracking no. 20220107761/684 on dated. 05/09/2022 by nit., 4. bua is taken as per dod, same is consider for valuation., 5. property photos are uploaded in omni doc., 6. the flat is sanctioned as a 1 bhk. however, the customer has converted the open terrace area into two additional rooms on-site. therefore, the flat is currently 3 bhk on site.		

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

Entered By:	Dheera Valuers And Adviso	Entered On:	07-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	07-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. approved building plan and cc from nit is received. as on date construction work of building is complete. this is non apf builder purchase case, necessary approvals to be taken.		



Longitude: 79.1019816666666

Latitude: 21.113019444444447

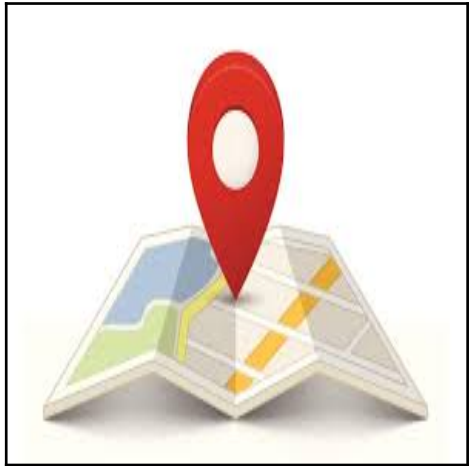
Image Taken 05-SEP-2026 11:55:25



Longitude: 79.10188972222221

Latitude: 21.1126925

Image Taken 05-SEP-2026 12:01:32



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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