



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-165367	Application No:	7792155015 (10107) NAGPUR
Customer Name:	Parag Santosh Gangwani	BSM/RM Name:	Los_Channel
Product Name:	HI - RHI - Self Construction - Under Construction	Visited User Type:	Technical Agency
Loan Property Type:	REGULAR	Mobile :	9665617621 7744905677
Contact Name:	Parag Santosh Gangwani		

PROPERTY ADDRESS

Property Address:	Plot No.28, Mouza - Bhandara (M.C.), Ph No.16, Old Kh No.96/3, New Gat No.556/28, Bhandara Municipal Council, Tah. And Dist. - Bhandara - 440001	Location:	Nagpur Gpo	Pin Code 440001
		City:	Nagpur	
		State:	Maharashtra	Country India
Legal Address:	Plot No.28, Mouza - Bhandara (M.C.), Ph No.16, Old Kh No.96/3, New Gat No.556/28, Bhandara Municipal Council, Tah. And Dist. - Bhandara - 440001	Nearby Landmark:	Near Prem Prakash Ashram, Sindhi Colony.	
		Collateral ID:	I26NAG001-096585	

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	70 PERCENT
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Material at site:	Available	Distance Travelled From Operating Office:	130
Nature of Location:	Urban	Distance from City Center Km:	3
Green Housing:	Yes	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	2	1	1	1BHK (U/C)
First Floor	2		1	HALL AND BED ROOM (U/C)
Second Floor				
Other1				
Other2				

Structure

Occupancy Status

Occupied By

Apprx. Property Age (For Home Improvement/ Home

Underconstruction

Na

Maintenance Level

Occupied Since

Relationship of Occupant

Residual Age Of Property

Good

NA

Na

60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	9mt Layout Road	Open Land	Plot No. 29 And 27	Open Land
Actual on Site	Road	Open Land Of Arshad Sayyad	Plot No. 29 And 27 (Open	House Of Ramteke
Boundary	Yes			

NDMA Details

Height Of Building(Above Ground Level) Less than 15 meter
Flood Prone Area No

Selismic Zone 2
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
Realizable ₹ : 2

VALUATION DETAILS

Description	Area in Sq. Ft	Rate per Sq.Ft	Amount(R)	
Land	2386	1500	3579000	(A)
Construction	1236	2200	2719200	(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION	RATE	QUANTITY	AMOUNT
Desc 5	0	0	0
Desc 6	0	0	0
Desc 7	0	0	0
Desc 8	0	0	0
Desc 9	0	0	0
Desc 10	0	0	0
Desc 11	0	0	0
Desc 12	0	0	0
Desc 1	0	0	0
Desc 2	0	0	0
Desc 3	0	0	0
Desc 4	0	0	0

Value As On Date: 4802640
% Completion 45
% Recommended 45
Reliazable value: 6298200

Value of extra Amenities 0
Amenities %Completion 0
Amenities %Recommendation 0
Realizable value Round Off: 6298000

Realizable Value In Words: Sixty-Two Lakh Ninety-Eight Thousand

Visited By: Vedant Associates_Hfc

Visited on: 26-Sep-2026

Violations observed
(if any):

Remarks:

null | hl - rhl - self construction - under construction case - 1) the subject property having an under construction house on gf and ff. 2) plot area is 221.64 sqmt i.e. 2386 sqft (according to sale deed - 5523/2024 and sanctioned building plan). 3) proposed bua on gf and ff is 114.854 sqmt i.e. 1236 sqft (as per sanctioned building plan). 4) provided estimate cost is of rs. 6000000/- i.e. 4855 per sqft, it seems to be higher side, so we are taking 2000 per sqft. 5) construction stage - 45 percent, gf slab complete. 6) documents - sale deed - 5523/2024, date - 03/12/2024, in favor of parag santosh gangwani, na order - r.m.no.43/nap-34/2021-22, date - 15/12/2021, by tahsildar bhandara, layout plan - letter no. 4444/2021, date - 13/12/2021, by municipal council bhandara, sanctioned building plan - proposal no. 1617802, date - 18/06/2026, by bhandara municipal council and estimate. 7) surrounding area is under developing. 8) all civic amenities are available around 0 to 6km. 9) property is comes under bhandara municipal council limit. 10). at site in the north side boundary previously there is open land but now there is a house was seen, kindly note. 11). this case is review for revision in construction cost.

OMNI DOCS FILES

File Name Latitude Longitude Go To Map

Entered By: Vedant Associates_Hfc Gawande

Recommended by:

Recommender's
Comment:

Entered On: 13-Oct-2026

Completion Status: Semi-Constructed

Approver Name: Ashay Khade

App Designation: Technical Manager

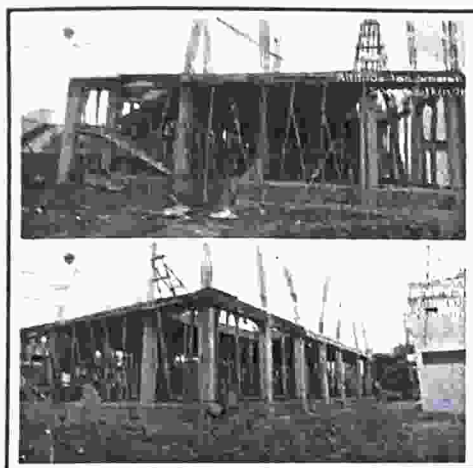
Approver
Recommendation : RECOMMENDED

Conditional
Remark:

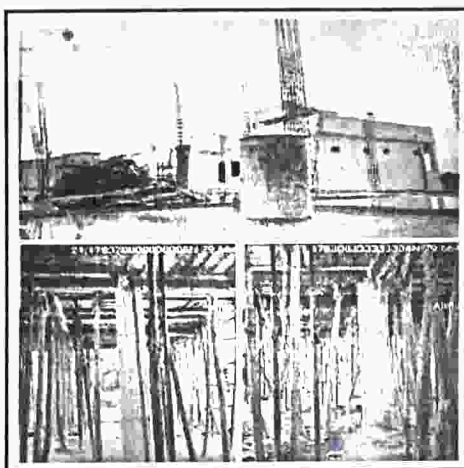
Approver ID: HE002951

Approved On: 13-Oct-2026

Approver's
Comment: ok for construction case. property is under construction. sanctioned building plan from mc is received.



Longitude: 79.6646197222223
Latitude: 21.1783397222223
Image Taken 26-SEP-2026 12:22:24



Longitude: 79.6646197222223
Latitude: 21.1783397222223
Image Taken 26-SEP-2026 12:23:00



DECLARATION

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 construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any role in construction and pricing of the project / Property. 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.