ICICI Home Finance

Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-155925	Application No.:	77000345983
Customer Name:	Amarjit Anil Sonar	Branch :	(10818) NASHIK PANCHWATI
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Amarjit Anil Sonar	Mobile :	9284835407 7770017000

PROPERTY ADDRESS

Property Address:	Flat No. 201, 2nd Floor, Samarth Apartment,,S. No. 420/2/Plot/21, B/H Meghraj Bakery,,Bhagwan Baba Nagar, Off Peth Road,,Mauje Makhamlabad-2 Shiwar, Nashik	Location:	Nasik Panchavati
		City:	Nashik Pin Code 422003
		State:	Maharashtra Country India
Legal Address:	Flat No. 201, 2nd Floor, Samarth Apartment, S. No. 420/2/Plot/21, B/H Meghraj Bakery, Bhagwan Baba Nagar, Off Peth Road, Mauje Makhamlabad-2 Shiwar, Nashik	Nearby Landmark:	B/H Meghraj Bakery, Bhagwan Baba
		Collateral ID:	I26NSK003-084631

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	10
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Underconstruction	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	Lift And Passage	Marginal Space	Flat No. 202	Marginal Space
Actual on Site	Lift And Passage	Marginal Space	Flat No. 202	Marginal Space
Boundary	Yes			

NDMA Details

Height Of Building(Above Ground Level)	Between 15-45 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	4

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:	RESIDENTIAL

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	498	0	0
Super Built Up/Sellable Area	672	3400	2284800
Other 1	1	0	0
Other 2	1	0	0
% Completion	80	TOTAL	2284800
% Recommended	80	Realizable Value:	2285000

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

Visited By:	Mr. Kunal Sasane	Visited on:	09-Sep-2026
Violations observed (if any):	Na		

Remarks: null | // documents refer- 1) draft agreement in the name of mr. amarjit anil sonar is provided 2) cc no. nmcb/b/2025/apl/19885 dt.10.06.2025 3) approved building plan no. nmcb/b/2025/apl/19885 dt.10.06.2025 4) rera not apllicable due to plot area is under 500 sqmt 5) b/up area considred 35 percent loading above carpet as per approved building plan 6) said property is identify with the help of site person and as per provided documents only 7) on site rcc work, brick work and both side plastering work is completed 8) given valuation is based on provided documents only

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map

Entered By:	Kunal Sasane	Entered On:	10-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			

Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	10-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			

Approver's Comment:	ok for builder purchase case. the construction work is in progress. the building plan and commencement certificate issued by nmc. a necessary approvals to be taken for non apf case. the property is located in under developed area.

Longitude:	73.78253055555555	Longitude:	73.78248611111111
Latitude:	20.053069444444446	Latitude:	20.052744444444446
Image Taken	08-SEP-2026 16:34:13	Image Taken	08-SEP-2026 16:37:18

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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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.
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