



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-154342	Application No.:	77000351783
Customer Name:	Dhondi Arjun Parab	Branch :	(10623) NASHIK ROAD
Product Name:	HI - RHI - Home Purchase - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Dhondi Arjun Parab	Mobile :	9561056040 8390375138

PROPERTY ADDRESS

Property Address:	Flat No 5, 1st Floor, Bhagyashree Apartment, P No ,12, S No 877/1/9, Near Datta Mandir, Near Bora ,Hospital, Rajiv Nagar, Indira Nagar, Nashik Shahar,4, Nashik	Location:	Cidco Colony
		City:	Nashik
		Pin Code	422009
		State:	Maharashtra
		Country	India
Legal Address:	Flat No 5, 1st Floor, Bhagyashree Apartment, P No 12, S No 877/1/9, Near Datta Mandir, Near Bora Hospital, Rajiv Nagar, Indira Nagar, Nashik Shahar 4, Nashik	Nearby Landmark:	Near Datta Mandir, Near Bora Hospital
		Collateral ID:	I26NSK009-084838

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	32
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
Ground Floor				
First Floor	3	1	1	2 BHK
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Dhondi Arjun Parab	27
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2022	Self	33

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Building Staircase And Duct	Side Margin	Side Margin	Flat No 4
Actual on Site	Building Staircase And Duct	Side Margin	Side Margin	Flat No 4
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	3

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	632	0	0
Super Built Up/Sellable Area	853	3500	2985500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2985500
% Recommended	100	Realizable Value:	2986000
Realizable Value In Words : Rupees Twenty-Nine Lakh Eighty-Six Thousand			

Visited By:	Mr. Sagar Aher	Visited on:	09-Sep-2026
Violations observed (if any):	Na		
Remarks:	null provided documents are 1) saledeed no 8649/2024 dated 31/08/2024 2) full occupancy certificate no 3065 dated 07/10/1999 (nmc) 3) builtup area is consider as per sale deed 4) property is identify by person met at site andas per provided documents, building plan attached in sale deed 5) property orientation is match with building plan attached in sale deed but plan no and date is not readable 6) given rate is as per unit cost of property 7) given valuation is only based on provided documents		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Sagar Aher	Entered On:	09-Sep-2026
Recommended by:		Completion Status:	Construction Is Complete
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 to proceed. the occupancy certificate received. the property is 27 years old and occupied by the customer.		



Longitude: 73.7783247222222
Latitude: 19.969594999999998
Image Taken 09-SEP-2026 19:02:26

Longitude: 73.7779305555556
Latitude: 19.969734444444444
Image Taken 09-SEP-2026 19:03:30

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.

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.