



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-156420	Application No.:	77000352078
Customer Name:	Ajay Kumar Vishwakarma	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:	Ajay Kumar Vishwakarma	Mobile :	8421436226 9689273738

PROPERTY ADDRESS

Property Address:	Flat No.501, 5th Floor, A-Wing, Building No.1,,Laxmi Narayan Heaven, Plot No1 2, Survey,No.208/6, Cts No.643, Warkari Chowk,,At - Pathardi-1, Tal - Nashik, Dist Nashik	Location:	Ambad Ind Complex
Legal Address:	Flat No.501, 5th Floor, A-Wing, Building No.1, Laxmi Narayan Heaven, Plot No.1 2, Survey No.208/6, Cts No.643, Near Sai Dhara Row House And Prabhav Evana Project, Sunrise Road, Warkari Chowk, Off Pathardi-Gaulane Road, At - Pathardi-1, Tal - Nashik, Dist Nashik	City:	Nashik Pin Code 422010
		State:	Maharashtra Country India
		Nearby Landmark:	Near Sai Dhara Row House And Prabhav
		Collateral ID:	I26NSK010-088067

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	36
Green Housing:	No	Distance from City Center Km:	14
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Vacant	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Vacant	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Side Margin And Building No	Passage Staircase And Flat	Side Margin And Building No	Flat No 502 A Wing
Actual on Site	Side Margin	Passage Staircase And Flat	Side Margin And Building No	Flat No 502 A Wing
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 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:	VACANT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	641	0	0
Super Built Up/Sellable Area	898	3750	3367500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3367500
% Recommended	100	Realizable Value:	3368000

Realizable Value In Words : Rupees Thirty-Three Lakh Sixty-Eight Thousand

Visited By:	Mr. Sagar Aher	Visited on:	11-Sep-2026
Violations observed (if any):	Na		
Remarks:	null provided documents are 1) draft agreement between ajay kumar vishwakarma and other (buyer) and m/s sahjanand builders and developers (seller) 2) sanctioned building plan no b2/bp/173/2023 dated 17/10/2023 (nmc) 3) rera certificate no p51600054919 (from 21.02.2024 to 31.12.2028) 4) commencement certificate no b2/bp/173/2023 dated 17/10/2023 (nmc) 5) carpet area is consider as per sanctioned building plan with 40 percentage loading 6) property is identified as per person met at site and as per sanctioned building plan 7) at the time of site visit all work is completed of said flat, wing and building 8) given rate is as per unit cost of property 9) case review for rate revision and change in address		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
5.JPG			
PLAN.PDF			
3.JPG	NULL	NULL	
A 501 VISHVKARMA.PDF	NULL	NULL	
RERA.PDF			
CC.PDF	NULL	NULL	

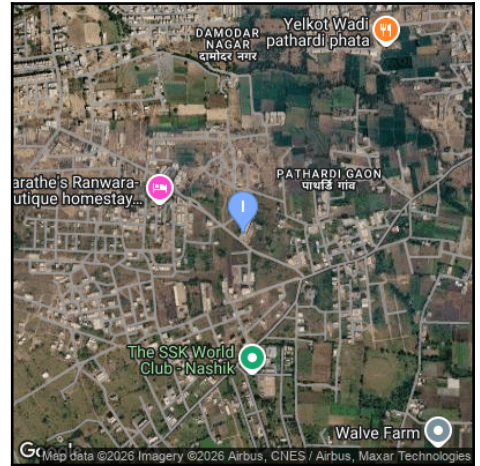
Entered By:	Sagar Aher	Entered On:	19-Sep-2026
Recommended by:	Ganesh Pawar	Completion Status:	Construction Is Complete
Recommender's Comment:	Ok To Proceed. This Is Builder Purchase Case. A Necessary Approvals To Be Taken For Non Apf Case. The Report Is Review And Updated As Per Market References.		
Approver Name:	Pravin Pagar	Approver ID:	HE016031
Designation:	Regional Technical Manager	Approved On :	19-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended . necessary approvals need to obtain for non apf case		



Longitude: 73.7636466666667
Latitude: 19.93756833333335
Image Taken 11-SEP-2026 16:02:33



Longitude: 73.7636941666667
Latitude: 19.937918611111111
Image Taken 11-SEP-2026 15:54:44



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.

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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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