

Asset Valuation
INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-160890	Application No.:	77000331925
Customer Name:	Rahul Harilal Kokani	Branch :	(10623) NASHIK ROAD
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Rahul Harilal Kokani	Mobile :	9579188449 7219270398

PROPERTY ADDRESS

Property Address:	Flat No 15, 4th Floor, Sarvadnya Park, Plot No 13, S No 70/1, Cts No 2110, Near Deepak Shoes Palace, Near Krushna Optical, Ambedkar Nagar, Chunchale, Shiwar, Nashik	Location:	Ambad Ind Complex
Legal Address:	Flat No 15, 4th Floor, Sarvadnya Park, Plot No 13, S No 70/1, Cts No 2110, Near Deepak Shoes Palace, Near Krushna Optical, Ambedkar Nagar, Chunchale Shiwar, Nashik	City:	Nashik Pin Code 422010
		State:	Maharashtra Country India
		Nearby Landmark:	Near Deepak Shoes Palace, Near Krushna
		Collateral ID:	126NSK010-087012

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
Nature of Location:	Urban	Distance Travelled From Operating	42
Green Housing:	No	Distance from City Center Km:	12
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				HALL KITCHEN
Fourth Floor	1	1	1	
Other1				
Other2				
Structure	Occupancy Status			Apprx. Property Age
Rcc Structure	Vacant			(For Home Improvement/ Home 5
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property	
Good	NA	Vacant	55	

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Not Mentioned	Not Mentioned	Not Mentioned	Not Mentioned
Actual on Site	Flat No 14	Side Margin	Passage, Staircase And Flat	Side Margin
Boundary	Na			

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	308	0	0
Super Built Up/Sellable Area	416	2950	1227200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1227200
% Recommended	100	Realizable Value:	1227000

Realizable Value In Words : Rupees Twelve Lakh Twenty-Seven Thousand

Visited By: Mr. Sagar Aher
Violations observed (if any): Na

Visited on: 17-Sep-2026

Remarks:

null | provided documents are 1) draft agreement between rahul harilal kokani and other (buyer) and sarvadnya builders and developers (seller) 2) sanctioned building plan no fd30e dated 03/12/2019 (nmc) 3) occupancy certificate no fd30e dated 07/01/2021 (nmc) 4) carpet area is consider as per sanctioned building plan with 35 percentage loading 5) property is identify by person met at site andas per provided sanctioned building plan 6) given rate is as per box price of unit

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
FULL OCCUPANCY CERTIFICATE.PDF			
SARVADNYA PARK.PDF	NULL	NULL	

Entered By:
Recommended by:
Recommender's
Comment:

Sagar Aher

Entered On: 17-Sep-2026
Completion Status: Construction Is Complete

Approver Name: Ganesh Pawar
Designation: Technical Manager
Approver
Recommendation : RECOMMENDED
Conditional
Remark:

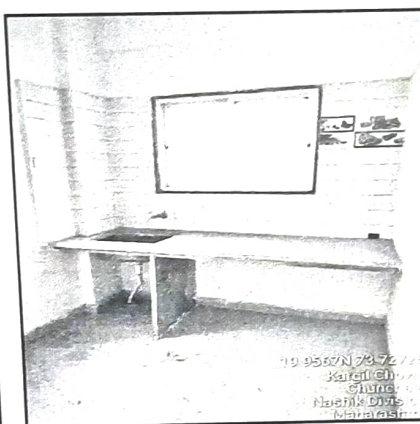
Approver ID: HE008008
Approved On : 17-Sep-2026

Approver's
Comment:

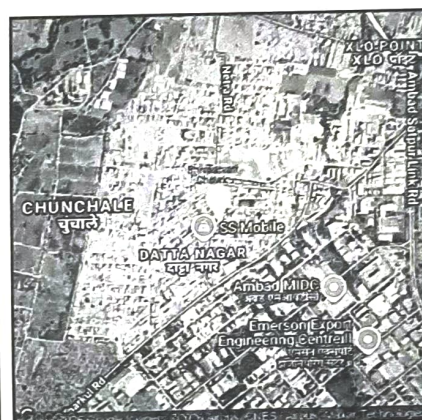
ok for builder purchase case. the building plan and occupancy certificate issued by nmc. a necessary approvals to be taken for non apf case.



Longitude: 73.7271234020569
Latitude: 19.956839319099707
Image Taken



Longitude: 73.72713949531153
Latitude: 19.95685318538647
Image Taken



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.

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 of or in connection with services provided under this engagement. ICICI Group shall not be liable for any indirect or consequential losses which, arise out

HRQ-26-160890\77000331925