



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-158859	Application No.:	7792153694
Customer Name:	Sangita Rajesh Yadav	Branch :	(10108) NASHIK
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Sangita Rajesh Yadav	Mobile :	9309551293 9604228246

PROPERTY ADDRESS

Property Address:	Flat No D 1403 On Fourteen Floor Wing D ,Amrutdhara Housing Complex Indira Nagar,S No 82/1/2/1 To5/82/1/4 Near Ganadish Park ,Apartment Wadala Shivartal And Dist Nashik	Location:	Cidco Colony
Legal Address:	Flat No D 1403 On Fourteen Floor Wing D Amrutdhara Housing Complex Indira Nagar S No 82/1/2/1 To5/82/1/4 Near Ganadish Park Apartment Wadala Shivartal And Dist Nashik.	City:	Nashik
		Pin Code	422009
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Ganagdish Park
		Collateral ID:	I26NSK009-092716

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	14	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	7
Green Housing:	No	Distance from City Center Km:	05
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor				
14 Th Floor	3	1	2	2 BHK FLAT
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na	0
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	Side Margin	Lift Lobby Of Wing D	Side Margin	Staircase Duct And Flat No D
Actual on Site	Side Margin	Lift Lobby Of Wing D	Side Margin	Staircase Duct And Flat No D
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 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:	1	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	RESIDENTIALS FLATS

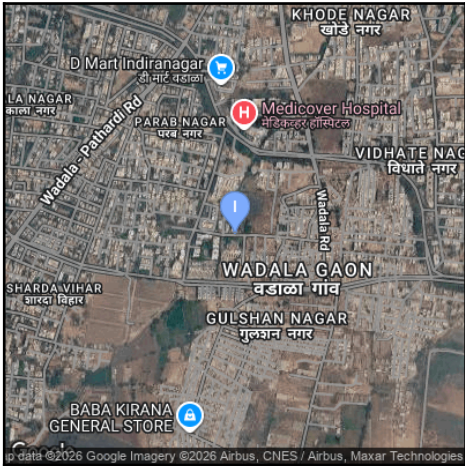
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	705	0	0
Super Built Up/Sellable Area	988	5550	5483400
Other 1	1	0	0
Other 2	1	0	0
% Completion	80	TOTAL	5483400
% Recommended	80	Realizable Value:	5483000

Realizable Value In Words : Rupees Fifty-Four Lakh Eighty-Three Thousand

Visited By:	Mr. Mayur Nakpure	Visited on:	24-Sep-2026
Violations observed (if any):			
Remarks:	null provided draft deed in the name of mrs. sangita yadav and mr. rajesh yadav and rera certificate number p51600034501 end date 30/04/2027 and commencement certificate by nmc approval no rbp /15/2025 dated 7/14/2025 and sanction building plan by nmc approval no rbp /15/2025 dated 7/14/2025 on site property is shown by salesperson. the project plaster work is completed and tiles and other work is in progress according to stage is given. all inclusive composite rate considered to given unit cost.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
3.JPG			

Entered By:	Mayur Nakpure	Entered On:	29-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	29-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the construction work is in progress. rera certificate received. the building plan and commencement certificate issued by nmc. a necessary approvals to be taken for non apf case.		



Longitude: 73.7891838888889
Latitude: 19.968926944444444
Image Taken 24-SEP-2026 15:49:10

Longitude: 73.79109
Latitude: 19.96987833333333
Image Taken 24-SEP-2026 15:49:10

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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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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