ICICI Home Finance

Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-156203	Application No.:	77000349728
Customer Name:	Sunil Ganesh Shah	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:	Sunil Ganesh Shah	Mobile :	8999793830 9021215475

PROPERTY ADDRESS

Property Address:	Flat No. B-401, 4th Floor, B Wing, Shiv Empire,Apartment, S. No. 98/2, Plot No. 1,3,4 And 5, ,Near Adhav Petrol Pump, Off Jail Road, ,Mauje Panchak Shiwar, Nashik	Location:	Nashik City
		City:	Nashik Pin Code 422001
		State:	Maharashtra Country India
Legal Address:	Flat No. B-401, 4th Floor, B Wing, Shiv Empire Apartment, S. No. 98/2, Plot No. 1,3,4 And 5, Near Adhav Petrol Pump, Off Jail Road, Mauje Panchak Shiwar, Nashik	Nearby Landmark:	Near Adhav Petrol Pump, Off Jail Road
		Collateral ID:	I26NSK001-084638

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	7	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	8
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				
4th Floor	2	1	1	1 BHK FLAT
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			60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Marginal Space	Passage And Flat No. B-404	Staircase	Flat No. B-402
Actual on Site	Marginal Space	Flat No. B-404	Staircase And Flat No. B-406	Flat No. B-402
Boundary	Yes			

NDMA Details

Height Of Building(Above Ground Level)	Between 15-45 meter	Seismic Zone	2
Flood Prone Area	No	CRZ	1

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	459	0	0
Super Built Up/Sellable Area	642	3600	2311200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2311200
% Recommended	100	Realizable Value:	2311000

Realizable Value In Words : Rupees Twenty-Three Lakh Eleven Thousand

Visited By:	Mr. Kunal Sasane	Visited on:	10-Sep-2026
Violations observed (if any):	Na		

Remarks: null | // documents refer- 1) draft agreement in the name of mr. sunil ganesh shah is provided 2) cc no. lnd/bp/c4/160/2023 dt. 04.12.2023 3) approved building plan no. c4/160/2023 dt. 04.12.2023 4) rera no. p51600055916 valid till dt. 31.12.2027 5) b/up area considred 40 percent laoding above carpet as per approved building plan 6) said peroperty is identify with the help of site person and as per provided 7) 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:	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. building plan and commencement certificate received. construction work is recently completed. a necessary approvals to be taken for non apf case.

Longitude:	73.84620555555556	Longitude:	73.84614444444443
Latitude:	19.984275	Latitude:	19.98465277777778
Image Taken	09-SEP-2026 12:36:36	Image Taken	09-SEP-2026 12:41:23

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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