



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-147935	Application No.:	77000343501
Customer Name:	Sumit Anil Ambekar	Branch :	(10108) NASHIK
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	RENTED	Visited User Type:	Technical Agency
Contact Name:	Sumit Anil Ambekar	Mobile :	9225180459 8668953783

PROPERTY ADDRESS

Property Address:	Flat No. C 1002,10th Floor, Shree Tirumala Luxuria,Wing C, Plot No. 14/15/16/17/18a/18b, S.No.43/1,,Opp. Ishwar Prestige, Canal Road, Seren Meadows, ,Pipeline Road,Anandwalli Shiwar,Tal. Dist. Nashik	Location:	Sawarkar Nagar		
Legal Address:	Flat No. C 1002,10th Floor, Shree Tirumala Luxuria, Wing C, Plot No. 14/15/16/17/18a/18b, S.No.43/1, Opp. Ishwar Prestige, Canal Road, Seren Meadows, Pipeline Road, Anandwalli Shiwar, Tal. Dist. Nashik	City:	Nashik	Pin Code	422013
		State:	Maharashtra	Country	India
		Nearby Landmark:	Opp. Ishwar Prestige, Canal Road, Seren		
		Collateral ID:	I26NSK013-082576		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	13	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	8
Green Housing:	No	Distance from City Center Km:	06
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
10th Floor	4	1	3	03 BHK
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Akashay Bhandure	07
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	01 YEARS	Tenant	53

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	As Per Building Plan	As Per Building Plan	As Per Building Plan	As Per Building Plan
Actual on Site	Side Margin	Lift Staircase Then Flat No. C	Flat No. C 1001	Side Margin Then Road
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:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1037	0	0
Super Built Up/Sellable Area	1452	6000	8712000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	8712000
% Recommended	100	Realizable Value:	8712000
Realizable Value In Words : Rupees Eighty-Seven Lakh Twelve Thousand			

Visited By:	Er Kiran Jadhav_Hfc	Visited on:	31-Aug-2026
Violations observed (if any):	Na		
Remarks:	null documents submitted for valuation 1) deed of apartment no. 6237/2021. date 05/07/2021. 2) index ii of agreement to sale no. 8327/2019. date 11/09/2019. 3) part oc issued by nmc ref. no. nnivi/a1/22832/2019. date 02/04/2019. 4) building plan issued by nmc no. nashik/a1/22832/2019. date 02/04/2019. 5) full oc issued by nmc no. nnivi/a1/24497/2020. date 18/02/2020. 6) revised building plan issued by nmc no. nashik/a1/24497/2020. date 18/02/2020. 7) carpet area considered as per deed of apartment and approved building plan. 8) subject property identified as per provided approved building plan, deed of apartment, and contact person met at site. 9) with parking composite rate considered as unit cost.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Er Kiran Jadhav_Hfc	Entered On:	31-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	31-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the age of the property is 07 years and currently occupied by the tenant. a tenant noc must be obtained. the property is located in developed area. the building plan and oc issued by nmc. the four boundaries for the subject unit are not specified in the deed, an indemnity cum declaration regarding the same should be documented. the box price is given.		



Longitude: 73.73492393642861

Latitude: 20.008180009650456

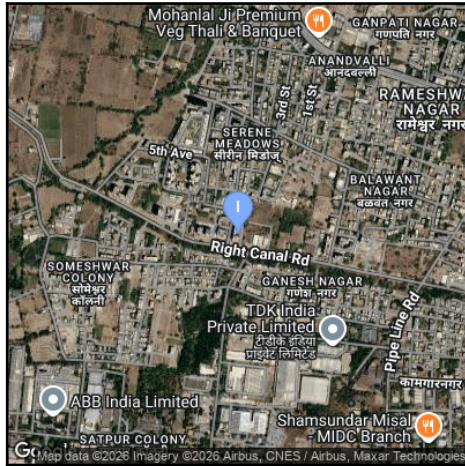
Image Taken



Longitude: 73.73494472354677

Latitude: 20.008132753623187

Image Taken



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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