



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-165514	Application No.:	77000362419
Customer Name:	Mayur Manohar Sewani	Branch :	(10818) NASHIK PANCHWATI
Product Name:	HI - Rhl - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Mayur Manohar Sewani	Mobile :	9403178991 8530308593

PROPERTY ADDRESS

Property Address:	Flat No.06, 6th Floor, The Sindhi Displaced Persons, Co-Operative Housing Society Ltd., Holaram Colony,, Survey No. 649a/1/1a/8, Final Plot No. 342 (P), ,Plot No.31 32 33 34, At Nashik Tal And Dist.Nashik	Location:	Nasik Goley Colony
Legal Address:	Flat No. 06, 6th Floor, The Sindhi Displaced Persons Co-Operative Housing Society Ltd., Holaram Colony, Survey No. 649a/1/1a/8, Final Plot No. 342 (P), Plot No.31 32 33 34, Near Rachana Vidyalaya, Sadhu Vaswani Marg, Sharanpur Road, At Nashik Taluka District Nashik, - 422002	City:	Nashik Pin Code 422002
		State:	Maharashtra Country India
		Nearby Landmark:	Near Rachana Vidyalaya
		Collateral ID:	I26NSK002-090031

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	6	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	10
Green Housing:	No	Distance from City Center Km:	05
Report Condition:	Property Not Visited - Customer		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor				
Sixth Floor	4	1	3	3-BHK WITH DINNING
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr.Harwani	04
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	04-YEARS	Seller	56

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Not Mentioned	Not Mentioned	Not Mentioned	Not Mentioned
Actual on Site	Side Margin	Side Margin	Side Margin	Colony Road
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 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:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	0	0	0
Carpet Area	1433	0	0
Super Built Up/Sellable Area	1720	6800	11696000
Parking	1	300000	300000
Other 2	1	0	0
% Completion	100	TOTAL	11996000
% Recommended	100	Realizable Value:	11996000

Realizable Value In Words : Rupees One Crore Nineteen Lakh Ninety-Six Thousand

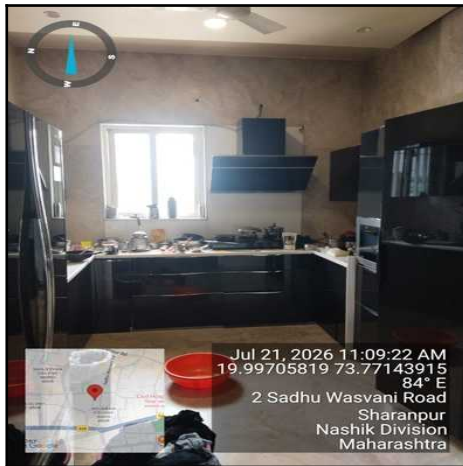
Visited By:	Ganesh Bhanudas Rathod _Hfc	Visited on:	23-Sep-2026
Violations observed (if any):	Na		
Remarks:	null documents provided // 1) copy of draft sale deed in between mr.sanjay harishkumar harwani in favour of mr.mayur manohar sewani 2) copy of sellers partition deed no.8263/2018 dated.28/09/2018 issued by sro nashik-4 3) copy of commencement building plan no.a1/bp/35 dated.21/06/2022 issued by town planning nashik 4) copy of approved layout issued by nashik municipality 5) copy of sanction of building permission and commencement certificate no.lnd/bp/a1/35/2022 date.21/06/2022 issued by nashik municipal corporation 6) copy of full occupancy certificate no.30420 dated.30/06/2022 issued by nashik municipal corporation 7) bua is considered as per partition deed provided 8) said property is well furnished flat located within a limits of nashik municipal corporation // case is relogin due to change in application. previous report was submitted with application no.77000292123		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

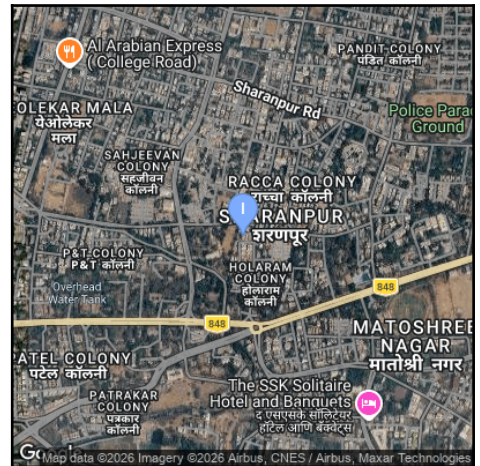
Entered By:	Ganesh Bhanudas Rathod _Hfc	Entered On:	23-Sep-2026
Recommended by:	Ganesh Pawar	Completion Status:	Constructed
Recommender's Comment:	Ok To Proceed. This Is Resale Purchase Case. The Building Plan, Cc, And Completion Certificate Received. The Property Is Well Furnished And Located In Well Developed Area. An Indemnity Cum Declaration Regarding The Actual Four Boundaries To Be Documented. The Property Is 04 Years Old.		
Approver Name:	Pravin Pagar	Approver ID:	HE016031
Designation:	Regional Technical Manager	Approved On :	23-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended . property visit was conducted by tm kunal sasane . plan and oc issued by nmc		



Longitude: 73.771383
Latitude: 19.997612
Image Taken



Longitude: 73.771383
Latitude: 19.997612
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.

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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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