



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149331	Application No.:	77000344275
Customer Name:	Mayur Shankar Ubale	Branch :	(10108) NASHIK
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	In House
Contact Name:	Mayur Shankar Ubale	Mobile :	9423556538 9518387102

PROPERTY ADDRESS

Property Address:	Bungalow On Plot No 4, S No 353/1/G/3/A, Near,Renuka Mata Mandir, Near Pm Shri Kendriya ,Vidyalaya No.1, Rest Camp Road, Devlali, Bhagur,Shiwar, Nashik	Location:	Dwarka Corner
		City:	Nashik Pin Code 422011
		State:	Maharashtra Country India
Legal Address:	Bungalow On Plot No 4, S No 353/1/G/3/A, Near Renuka Mata Mandir, Near Pm Shri Kendriya Vidyalaya No.1, Rest Camp Road, Devlali, Bhagur Shiwar, Nashik	Nearby Landmark:	Near Renuka Mata Mandir, Near Pm Shri
		Collateral ID:	I26NSK011-084256

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	22
Green Housing:	No	Distance from City Center Km:	4
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	3	1	2	2 BHK
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Load Bearing	Occupied	Ubale	31
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	1995	Self	19

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Not Mentioned	Not Mentioned	Not Mentioned	Not Mentioned
Actual on Site	Side Margin Then Adj S No	Road	Side Margin Then Adj Plot No	Side Margin Then Adj House
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	3

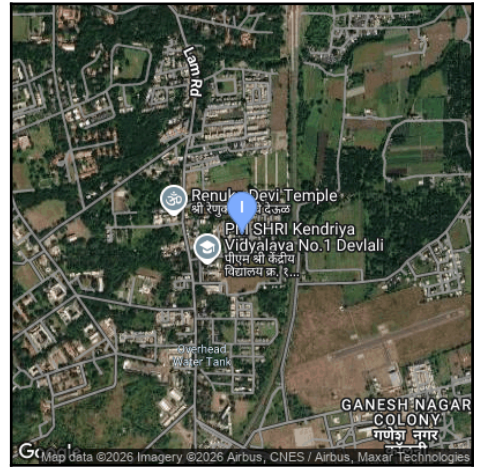
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	3878	1800	6980400
Carpet Area	444	0	0
Super Built Up/Sellable Area	600	1200	720000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	7700400
% Recommended	100	Realizable Value:	7700000
Realizable Value In Words : Rupees Seventy-Seven Lakh			

Visited By:	Mr. Sagar Aher	Visited on:	30-Aug-2026
Violations observed (if any):	Na		
Remarks:	null provided documents are 1) sale deed no 4817 / 1986 dated 07 / 10 / 1986 2) latest extracted 7/12 3) residential na order no 387/87 dated 20/10/1987 (collector nashik) 4) true copy layout plan 5) tax assessment dated 07/09/2016 (deolali cantonment board) 6) plot area is consider as per latest 7/12 and built-up area is consider as per tax assesement 7) property is identify by person met atsite and as per provided layout		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
4.JPG	19.88766972222222	73.83493472222221	
IMG-20260830-WA0015.JPG			
5.JPG	NULL	NULL	
MAYUR MASTER UBALE-COMPRESSED.PDF			
DOCSCANNER 25 AUG 2026 1-52 PM.PDF			
3.JPG	19.88766333333332	73.83491972222222	

Entered By:	Sagar Aher	Entered On:	09-Sep-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	09-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. extract 7/12, na order, layout, and tax assessment received. the plot area as per deed and bua as per tax assessment is considered for the valuation. the four boundaries for the subject property is not specified in the deed, an indemnity cum declaration regarding the actual four boundaries to be documented. the residual age of the property is 19 years, proceed accordingly.		



Longitude: 73.8347097222221
Latitude: 19.8877147222222
Image Taken 30-AUG-2026 11:33:01

Longitude: 73.8349330555555
Latitude: 19.8876113888889
Image Taken 30-AUG-2026 11:23:15

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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