



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-154597	Application No.:	77000352104
Customer Name:	Aniket Digambar Kute	Branch :	(10623) NASHIK ROAD
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Aniket Digambar Kute	Mobile :	9673056678 9175263125

PROPERTY ADDRESS

Property Address:	Flat No.2, 6th Floor, Megh Malhar, Plot No.17/18, ,Survey No.277/4/278/3, Near Kapaleshwar Nagar,Garden, Swami Narayan Nagar, Nashik Shiwar, Nashik	Location:	Nasik Panchavati
		City:	Nashik Pin Code 422003
		State:	Maharashtra Country India
Legal Address:	Flat No.2, 6th Floor, Megh Malhar, Plot No.17/18, Survey No.277/4/278/3, Near Kapaleshwar Nagar Garden, Swami Narayan Nagar, Nashik Shiwar, Nashik	Nearby Landmark:	Near Kapaleshwar Nagar Garden, Swami
		Collateral ID:	I26NSK003-085109

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	10	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	22
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
6th Floor	4	1	2	3 BHK
Other1				
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	Underconstruction	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Not Mentioned	Not Mentioned	Not Mentioned	Not Mentioned
Actual on Site	Lift Staircase And Duct	Side Margin	Flat No.01	Side Margin
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	3

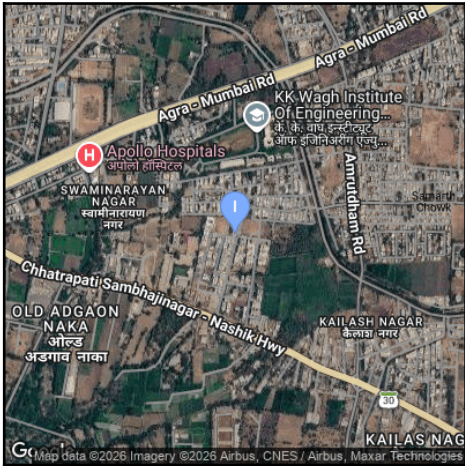
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	UNDERCONSTRUCTION

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1087	0	0
Super Built Up/Sellable Area	1468	4700	6899600
Parking	1	200000	200000
Other 2	1	0	0
% Completion	75	TOTAL	7099600
% Recommended	75	Realizable Value:	7100000
Realizable Value In Words : Rupees Seventy-One Lakh			

Visited By:	Mr. Sagar Aher	Visited on:	09-Sep-2026
Violations observed (if any):	Na		
Remarks:	null provided documents are 1) draft agreement between aniket digambar kute and other (buyer) and venus and dusane developers (seller) 2) sanctioned building plan no c1/822/2022 dated.20/01/2022 (nmc) 3) commencement certificate no c1/822/2022 dated.20/01/2022 (nmc) 4) rera certificate no. p51600066570 (from 11/06/2024 to 31/01/2027) 5) carpet area is consider as per sanctioned building plan with 35 percentage loading 6) property is identify by person met at site andas per provided documents 7) at the time of site visit plaster work is in progress 8) on rera said project is shown in abeyance but challan paid reciept and bank statement is provided same is attached in omni doc		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
4.JPG	20.009685	73.8215725	
PLAN.PDF			
RERA.PDF			
FLAT NO. 2 SIX FLOOR KUTE-1.PDF			
CA 96-1.PDF			
DOWNLOAD.PDF			
3.JPG	20.009685	73.8215725	
5.JPG			

Entered By:	Sagar Aher	Entered On:	10-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	11-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the construction work is in progress. a necessary approvals to be taken for non apf case.		



Longitude: 73.8214080555555
Latitude: 20.009916666666665
Image Taken 09-SEP-2026 18:27:03

Longitude: 73.82144444444444
Latitude: 20.010057777777778
Image Taken 09-SEP-2026 18:29:27

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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