



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-155992	Application No.:	77000352368
Customer Name:	Pritesh Bajirao Patil	Branch :	(10108) NASHIK
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Pritesh Bajirao Patil	Mobile :	9673770700 9518387102

PROPERTY ADDRESS

Property Address:	Flat No 203 On Second Floor Shree Sai Palace , S No 965/7/Plot/6 Karmayogi Nagar Kothawale,Patil Ln Near Roongta Merdian ,Apartment Tal And Dist Nashik	Location:	Ambad Ind Complex
		City:	Nashik Pin Code 422010
		State:	Maharashtra Country India
Legal Address:	Flat No 203 On Second Floor Shree Sai Palace S No 965/7/Plot/6 Karmayogi Nagar Kothawale Patil Ln Near Roongta Merdian Apartment Tal And Dist Nashik	Nearby Landmark:	Roongta Meridian Apartment
		Collateral ID:	I26NSK010-085473

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:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	4
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
Ground Floor				
First Floor				
Second Floor	4	1	2	3 BHK FLAT
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	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Lift And Common Lobby And	Marginal Space	Marginal Space	Marginal Space
Actual on Site	Lift And Common Lobby And	Marginal Space And 9 M	Marginal Space	Marginal Space
Boundary	Yes			

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:

1

Constructed Rate :

0

Total Value ₹:

1

Floorwise Usage:

3 BHK FLAT

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1292	0	0
Super Built Up/Sellable Area	1809	5500	9949500
Other 1	1	0	0
Other 2	1	0	0
% Completion	95	TOTAL	9949500
% Recommended	95	Realizable Value:	9950000

Realizable Value In Words : Rupees Ninety-Nine Lakh Fifty Thousand

Visited By:

Mr. Mayur Nakpure

Visited on:

11-Sep-2026

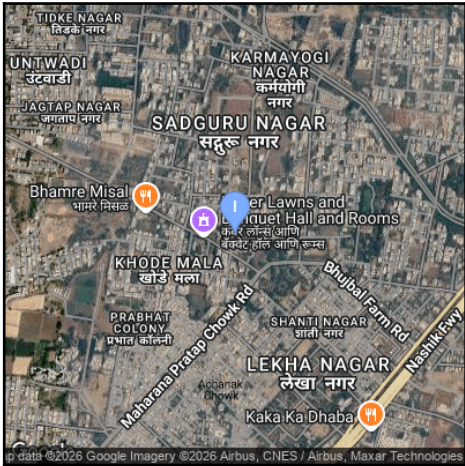
Violations observed (if any):

Remarks:

null | provided draft deed in the name of mr. pritesh bajirao patil and mrs. varsha pritesh patil and sanction building plan by nmc approval no b2/bp/14/2024 dated 07/05/2024 and rera number p51600078798 end date 31/12/2027 and commencement certificate by nmc approval no b2/14/2024 dated 07/05/2024. on site tiles completed door and windows installation work in progress. considered 40 percent loading on carpet area. area and four boundaries considered from plan and deed.

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
4.JPG	19.980034166666666	73.769665	
5.JPG	19.981697777777775	73.76951638888889	
7.JPG	NULL	NULL	
3.JPG	19.980034166666666	73.769665	

Entered By:	Mayur Nakpure	Entered On:	11-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. the building plan and commencement certificate issued by nmc. a necessary approvals to be taken for non-apf case.		



Longitude: 73.7694516666667
Latitude: 19.9815219444444
Image Taken 11-SEP-2026 10:59:25

Longitude: 73.7697119444444
Latitude: 19.9799038888888
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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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