



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159166	Application No.:	7792154880
Customer Name:	Rahul Amrut Randive	Branch :	(10108) NASHIK
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Rahul Amrut Randive	Mobile :	9881190199 7350233217

PROPERTY ADDRESS

Property Address:	Flat No 2002, 20th Floor, Building C, Treeland,Phase-1,Abh Treeland,S No 26/1, 28/1/2/1,,28/1/2/2,24,25/1,25/2,167,Hissa No 9 S No 21/1/3, , At Gangapur Shivar Tal And Dist Nashik	Location:	Nasik H P T College
Legal Address:	Flat No 2002, 20th Floor, Building C, Treeland-Phase-1,Abh Treeland,S No 26/1, 28/1/2/1,28/1/2/2,24,25/1,25/2,167,Hissa No 9 S No 21/1/3, Near Someshwar Temple, Gangapur Road, At Gangapur	City:	Nashik Pin Code 422005
		State:	Maharashtra Country India
		Nearby Landmark:	Near Someshwar Temple, Gangapur Road
		Collateral ID:	I26NSK005-086989

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	21	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	20
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
Second Floor				
20th Floor	5	1	3	4 BHK
Other2				
Ground Floor				
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	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	D Wing	Flat No. 2003	Flat No. 2001	Marginal Space
Actual on Site	Wing D	Flat No 2003	Flat No 2001	Side Margin
Boundary	Yes			

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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	RESIDENTIAL BUILDING

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1592	0	0
Super Built Up/Sellable Area	2229	8500	18946500
Parking	3	400000	1200000
Other 2	1	0	0
% Completion	100	TOTAL	20146500
% Recommended	100	Realizable Value:	20147000
Realizable Value In Words : Rupees Two Crore One Lakh Forty-Seven Thousand			

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	16-Sep-2026
Violations observed (if any):	Nill		

Remarks:	null 1) subject proeprty is residential 4 bhk flat 2) technical visit done by nilesh adn report made by vaishnavi 3) latitude 20.020853 longitude 73.735117 4) draft deed between abh developers pvt ltd and mr. rahul amrut randive mrs. shraddha rahul randive 5) building plan is issued by nmc, nashik reff no b1/364/2020, dt 29/01/2020 6) commencement certificate is issued by nmc, nashik reff no b1/364/2020, dt 29/01/2020 7) carpet area consider as per building plan and 40 percent loading is consider for bua 8) part oc is issued by nmc nashik reff no 00176 dated 20.07.2024 9) rera certificate no - p51600025058 ending date 30.04.2024
----------	--

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

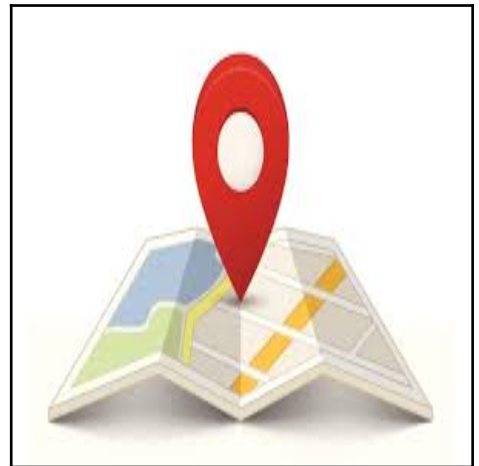
Entered By:	Propedge Valuations Pvt L	Entered On:	17-Sep-2026
Recommended by:	Ganesh Pawar	Completion Status:	Constructed
Recommender's Comment:	Ok For Builder Purchase Case. The Building Plan And Part Occupancy Certificate Issued By Nmc. A Necessary Approvals To Be Taken For Non Apf Case. Rera Certificate Received. Tm-Mayur Nakpure And Rtm-Pravin Pagar Visited The Property.		
Approver Name:	Pravin Pagar	Approver ID:	HE016031
Designation:	Regional Technical Manager	Approved On :	17-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. oc received.		



Longitude: 73.735117
Latitude: 20.020853
Image Taken 16-SEP-2026 11:22:15



Longitude: 73.735117
Latitude: 20.020853
Image Taken 16-SEP-2026 11:11:06



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.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

The valuation report ("Report") is based on the location of the property, infrastructure available, overall development of the vicinity and prevailing market rates for similar properties and on the facts and confirmation provided by the client ("Client") or his professional advisor or any other party on behalf of the Client as on date of assessment, which the Client represents to be complete and accurate in all respects. Report contains no representations or warranties of any kind. The Client should exercise appropriate due diligence with respect to the property, including approval status, legal and tax diligence, prior to taking of any decision. Compliance with statutory requirements applicable for construction is the responsibility of person undertaking the construction activity. ICICI Group does not have any role in construction and pricing of the project / Property.

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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client. This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.