



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-168106	Application No.:	77000357334
Customer Name:	Shivcharandas Shivaji Patil	Branch :	(10818) NASHIK PANCHWATI
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Shivcharandas Shivaji Patil	Mobile :	9168088112 7276741447

PROPERTY ADDRESS

Property Address:	Row House No 08 Building No 26 And 27 Kapila ,Mata Co Op Housing Society S No 104/1plus 2 Plus ,3 Plus 4/A Bhor Township Near Vitthal Rukhamini ,Temple Chunchale Shivar Tal And Dist Nashik.	Location:	Ambad Ind Complex
Legal Address:	Row House No 08 And House No 981 Building No 26 And 27 Kapila Mata Co Op Housing Society S No 104/1plus 2 Plus 3 Plus 4/A Bhor Township Near Vitthal Rukhamini Temple Chunchale Shivar Tal And Dist Nashik.	City:	Nashik Pin Code 422010
		State:	Maharashtra Country India
		Nearby Landmark:	Vitthal Rukhamini Temple
		Collateral ID:	I26NSK010-091902

PROPERTY DETAILS

Type Of Property:	Flat	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	5
Green Housing:	No	Distance from City Center Km:	04
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	1	1	1	ROW HOUSE
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Shivcharandas Shivaji Patil	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	05	Self Occupied	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Row House No 09	4.5 M Colony Road	Row House No 07	Row House No 01
Actual on Site	Row House No 09	4.5 M Colony Road	Row House No 07 House No	Row House No 01 House No
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 :	0
Total Value ₹:	1	Floorwise Usage:	1 BHK ROW HOUSE

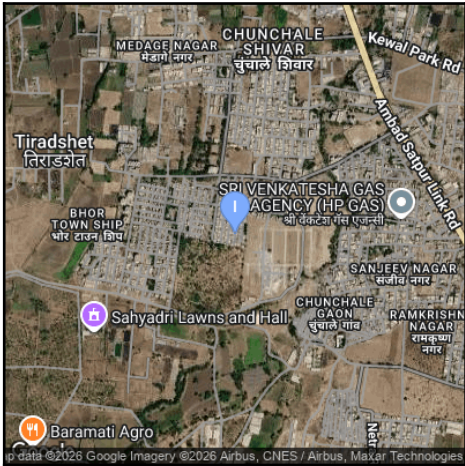
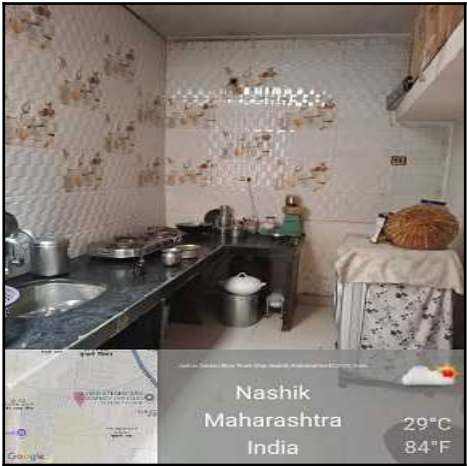
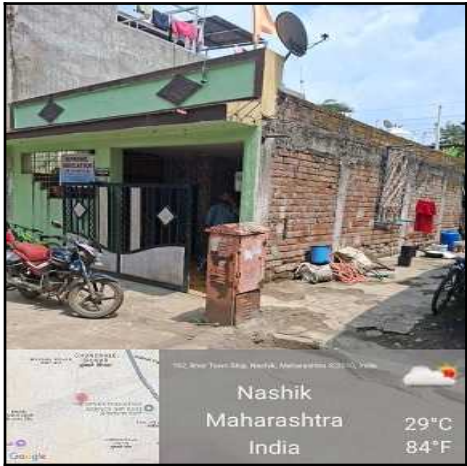
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	606	2600	1575600
Carpet Area	180	0	0
Super Built Up/Sellable Area	215	1400	301000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1876600
% Recommended	100	Realizable Value:	1877000

Realizable Value In Words : Rupees Eighteen Lakh Seventy-Seven Thousand

Visited By:	Mr. Mayur Nakpure	Visited on:	27-Sep-2026
Violations observed (if any):			
Remarks:	null provided documents transfer deed in the name of mr. shivcharandas patil and mrs. meena patil deed no 367/2021 and occupancy certificate no 2921 dated 01.08.2001 and true copy plan by shrihari consultant and share certificate and property is shown by owner mr. shivprasad patil. area and four boundaries considered from deed. on site extra construction done which is not considered in report.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
3.JPG	19.969320555555555	73.72240555555555	
LIGHT BILL.JPG	NULL	NULL	
4.JPG	19.970278333333333	73.72274888888889	

Entered By:	Mayur Nakpure	Entered On:	27-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	27-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 73.7226119444445

Latitude: 19.970746666666663

Image Taken 27-SEP-2026 12:43:48

Longitude: 73.72237083333333

Latitude: 19.9695325

Image Taken 27-SEP-2026 12:43:48

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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