



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-131759	Application No.:	77000322159
Customer Name:	Swapnil Shankar Pawar	Branch :	(10818) NASHIK PANCHWATI
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Swapnil Shankar Pawar	Mobile :	9322158764 8975937461

PROPERTY ADDRESS

Property Address:	Flat No. 304, 3rd Floor, Krishnai Hills, S. No.,206/3/B, Cts No. 903 And 904, Plot No. 15/16,Dhongade Mala, Opp Elica Apartment, Pathardi Phata,Mauje Pathardi Shiwar, Nashik	Location:	Ambad Ind Complex
Legal Address:	Flat No. 304, 3rd Floor, Krishnai Hills, S. No. 206/3/B, Cts No. 903 And 904, Plot No. 15/16, Dhongade Mala, Opp Elica Apartment And Radisson Blue Hotel, Pathardi Phata, Mauje Pathardi Shiwar, Nashik	City:	Nashik
		Pin Code	422010
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Dhongade Mala, Opp Elica Apartment And
		Collateral ID:	I26NSK010-074442

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
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	12
Green Housing:	No	Distance from City Center Km:	7
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No. 303 And Duct	Flat No. 305 And Duct	Common Passage, Duct And	Side Margin
Actual on Site	Flat No. 303 And Duct	Flat No. 305 And Duct	Common Passage, Duct And	Side Margin
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	4

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	1	0	0
Carpet Area	445	0	0
Super Built Up/Sellable Area	623	3700	2305100
Other 1	1	0	0
Other 2	1	0	0
% Completion	90	TOTAL	2305100
% Recommended	90	Realizable Value:	2305000
Realizable Value In Words : Rupees Twenty-Three Lakh Five Thousand			

Visited By:	Mr. Kunal Sasane	Visited on:	03-Aug-2026
Violations observed (if any):	Na		
Remarks:	null // documents refet- 1) draft agreement in the name of mr. swapnil shankar pawar and mrs. chahya shankar pawar is provided 2) cc no. nmcb/b/2025/apl/18538 dt. 07.03.2025 3) approved building plan no. nmcb/b/2025/apl/18538 dt. 07.03.2025 4) rera no. pr1220002500173 valid till dt. 01.05.2027 5) b/up area considered 40 percent loading above carpet as per approved building plan 6) on site rcc work, brick work, plastering work and flooring work is completed 7) said property is identify with the help of site person and as per provided documents only 8) given valuation is based on provided documents only 9) case is review for correction in building name		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

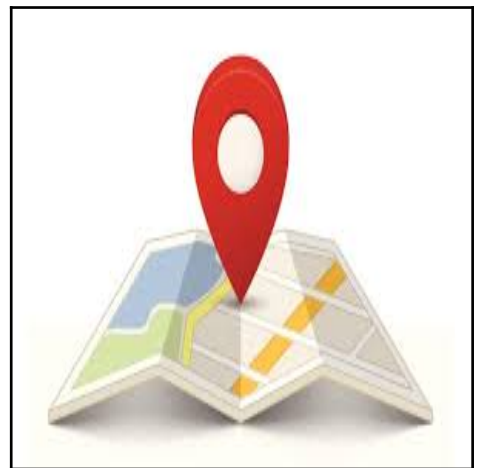
Entered By:	Kunal Sasane	Entered On:	12-Aug-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	12-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the construction work is in progress. currently, 90 percent work is completed. rera certificate received. the commencement certificate and building plan issuedd by nmc. a necessary approvals to be taken for non - apf builder purchase case		



Longitude: 73.7603972222222
Latitude: 19.938069444444444
Image Taken 03-AUG-2026 12:13:33



Longitude: 73.76014722222222
Latitude: 19.93888888888889
Image Taken 03-AUG-2026 12:16:43



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.