



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152130	Application No.:	77000340736
Customer Name:	Rajit Rajesh Khanna	Branch :	(10108) NASHIK
Product Name:	Lap-Residential Property - Hfc	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Rajit Rajesh Khanna	Mobile :	7972262151 8793799777

PROPERTY ADDRESS

Property Address:	Flat No 102 On Stilt Floor Wing E As Per Booking,Plan And Wing C As Per Plan Flat No C-02 Hari ,Sagar Society S No 99a/1 Fpn 3 ,4,5,7 And 8 To 13 ,Deolali Lam Road Nashik Road Tal And Dist Nashik	Location:	Deolali
Legal Address:	Flat No 102 On Stilt Floor Wing E (As Per Booking Plan) And Wing C As Per Plan Flat No C-02 Hari Sagar Society S No 99a/1 Fpn 3 ,4,5,7 And 8 To 13 Deolali Lam Road Near Nikki Sagar Hotel Nashik Road Tal And Dist Nashik.	City:	Nashik
		Pin Code	422401
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Nikki Sagar Hotel
		Collateral ID:	I26NSK401-079110

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Elite Class
Carpet Area Measured:	No	Property Location:	Development Authoriy
Natute of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Stilt Floor	4	1	2	3 BHK FLAT
Second Floor				
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Rajit Khanna	09
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2018	Self Occupied	51

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Marginal Space	Marginal Space	Marginal Space	Lift And Flat No C 1
Actual on Site	Marginal Space	Marginal Space	Marginal Space	Lift And Flat No E 102 And C
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 RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	993	0	0
Super Built Up/Sellable Area	1341	3700	4961700
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4961700
% Recommended	100	Realizable Value:	4962000

Realizable Value In Words : Rupees Forty-Nine Lakh Sixty-Two Thousand

Visited By:	Mr. Mayur Nakpure	Visited on:	03-Sep-2026
Violations observed (if any):			
Remarks:	null provided deed of apartment in the name of mr. rajesh khanna and neeru khanna deed no 7419/2023 and 7 12 and completion certificate by cantonment board no 1805 dated 19/04/2018 and gpa in the name of mr. chandrashekhar deshpute deed no 4502/2017.possession certificate by builder in dated 31/08/2018 and building plan 0515 dated 30/04/2016 property is verifyas persom meet on site mr. rajit khanna and light bill. four boundaries and area considerd from deed.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
5.JPG	19.91464722222222	73.83094555555556	
3.JPG	19.914654166666665	73.8309175	
4.JPG	19.91464722222222	73.83094555555556	
6.JPG	NULL	NULL	

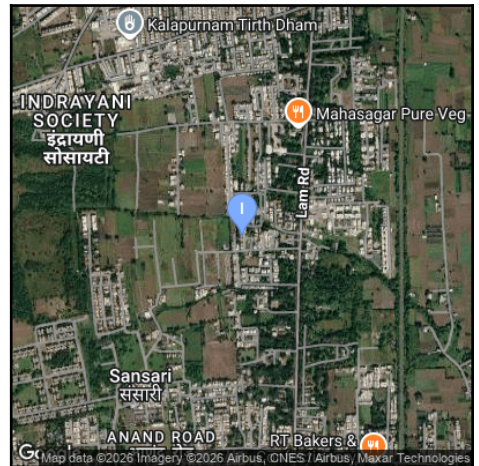
Entered By:	Mayur Nakpure	Entered On:	04-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	04-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the age of the property is 09 years and currently occupied by the customer. completion certificate received.		



Longitude: 73.83106
Latitude: 19.91455138888889
Image Taken 03-SEP-2026 16:46:11



Longitude: 73.83096472222222
Latitude: 19.914542777777775
Image Taken 03-SEP-2026 16:46:11



DECLARATION

I/We hereby 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.