ICICI Home Finance

Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-151525	Application No.:	77000331146
Customer Name:	Jayant Nihal Nariani	Branch :	(10131) THANE
Product Name:	HI - Rhl - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Jayant Nihal Nariani	Mobile :	9920115111 7506815666

PROPERTY ADDRESS

Property Address:	Flat No 601 On Sixth Floor Building No B1/1 ,Nirmans Vrindawan Garden B1/1 Apartment , Condominium Plot No 195/F Plot No 02 Sharmik Naga,Parth Palace Hotel Satpur Tal And Dist Nashik.	Location:	Nasik Ind Estate
		City:	Nashik Pin Code 422007
		State:	Maharashtra Country India
Legal Address:	Flat No 601 On Sixth Floor Building No B1/1 Nirmans Vrindawan Garden B1/1 Apartment Condominium Plot No 195/F Plot No 02 Sharmik Nagar Near Parth Palace Hotel Satpur Tal And Dist Nashik.	Nearby Landmark:	Parth Palace
		Collateral ID:	I26NSK007-083096

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
Natute of Location:	Urban	Distance Travelled From Operating	6
Green Housing:	No	Distance from City Center Km:	05
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				
Sixth Floor	3	1	2	2 BHK FLAT
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Rented	12
Maintenance Level	**Occupied Since**	**Relationship of Occupant**	**Residual Age Of Property**
Good	2025	Tenent	48

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Marginal Distance	Staircase And Flat No 602	Flat No 604	Marginal Distance
Actual on Site	Marginal Distance	Staircase And Flat No 602	Passage And Flat No 604	Marginal Distance
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:	2 BHK FLAT

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	604	0	0
Super Built Up/Sellable Area	786	3200	2515200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2515200
% Recommended	100	Realizable Value:	2515000

Realizable Value In Words : Rupees Twenty-Five Lakh Fifteen Thousand

Visited By:	Mr. Mayur Nakpure	Visited on:	03-Sep-2026
Violations observed (if any):			

Remarks: null | provided seller deed of apartment in the name of mr. deepak narayandas ramwani deed no 6999 /2019 and index ii and occupency certificate by nmc approval number 16227 dated 02/01/2014 abd 7 12 and share certificate no 21 dated 19/06/2022 and receipt no 021 dated 29/10/2023 and lightbill in the name of mr. deepak ramwani. on site property is shown by tenent person. four boundaries and area considerd from provided seller sale deed. draft agreement not provided legal team verify purchaser name before further process.

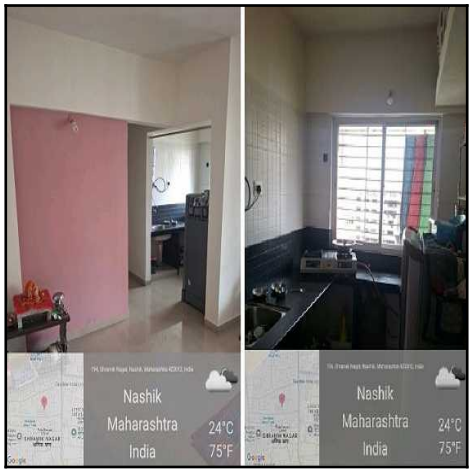
OMNI DOCS FILES

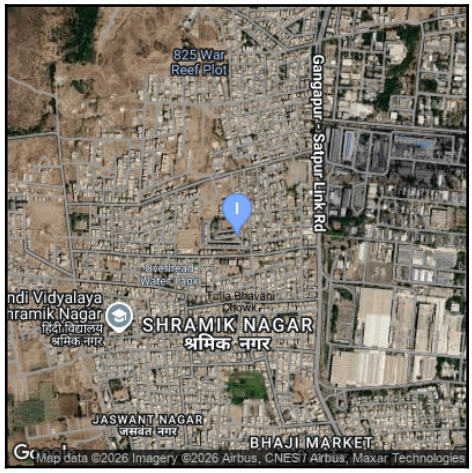
File Name	Latitude	Longitude	Go To Map

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 share certificate and occupancy certificate received. the subject property is presently rented and occupied by a tenant. a tenant noc must be obtained.





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Latitude:	19.998607777777778	Latitude:	19.99845138888889
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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.

DISCAIMER: 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.
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