



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-166764	Application No.:	77000350898
Customer Name:	Sukhpreetkaur Amrik Singh Chauhan	Branch :	(10108) NASHIK
Product Name:	HI - Rhl - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sukhpreetkaur Amrik Singh Chauhan	Mobile :	9096000044 8668953783

PROPERTY ADDRESS

Property Address:	Flat No.01, Gr. Floor, Nand Apartment, S.No.33/6d/Plot/4,Next To Dgp Nagar, Nr.Aurangabadkar Society,Beside Gauriputra Society, Tagore Nagar, Dgp Nagar,To Wadala Road, At. Wadala Shiwar,	Location:	Nasik Gandhinagar
Legal Address:	Flat No.01, Gr. Floor, Nand Apartment, S. No.33/6d/Plot/4, Next To Dgp Nagar, Nr. Aurangabadkar Society, Beside Gauriputra Society, Tagore Nagar, Dgp Nagar To Wadala Road, At. Wadala Shiwar, Tal.Dist.Nashik.	City:	Nashik
		Pin Code	422006
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Next To Dgp Nagar, Nr. Aurangabadkar
		Collateral ID:	I26NSK006-091152

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	2	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	18
Green Housing:	No	Distance from City Center Km:	06
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	3	1	1	02 BHK
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	24
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	36

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Not Mentioned	Not Mentioned	Not Mentioned	Not Mentioned
Actual on Site	Side Margin	Passage, Staircase And Flat	Side Margin	Side Margin
Boundary	Na			

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:	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	558	0	0
Super Built Up/Sellable Area	670	4200	2814000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2814000
% Recommended	100	Realizable Value:	2814000

Realizable Value In Words : Rupees Twenty-Eight Lakh Fourteen Thousand

Visited By:	Er Kiran Jadhav_Hfc	Visited on:	25-Sep-2026
Violations observed (if any):	Na		
Remarks:	null documents submitted for valuation 1) draft copy made between mr. ranjeetsingh kulwindersingh gujral. and sukhpreetkaur amrik singh chauhan. 2) building plan issued by nmc no. 13. date 18/04/1994. 3) 7/12 extract pu id 37783520611. date 20/02/2026. 4) completion certificate issued by nmc no. nagarrarchna/000419. date 30/09/2002. 5) sellers index ii of deed of apartment no. 1945/2026. date 23/02/2026. 6) deed of declaration no. 2018/2018. date 15/03/2018. 7) b/up area considered as per sellers index ii and draft copy. 8) four boundaries not mentioned in draft copy. four boundaries are considered as per site and building plan. 9) subject property identified as per building plan and contact person met at site.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Er Kiran Jadhav_Hfc	Entered On:	25-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	25-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is resale purchase case. the building plan and completion certificate issued by nmc. an indemnity cum declaration regarding the actual four boundaries need to be documented. the property is 24 years old.		



Longitude: 73.80688277777777
Latitude: 19.97374472222222
Image Taken

Longitude: 73.80688277777777
Latitude: 19.97374472222222
Image Taken

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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