



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-169589	Application No.:	77000361817
Customer Name:	Ashok Trambak Thorat	Branch :	(10108) NASHIK
Product Name:	HI - RHI - Home Purchase - Top Up For Existing Customer	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Ashok Trambak Thorat	Mobile :	8788440264 9112014733

PROPERTY ADDRESS

Property Address:	Split Flat No.4, 1st Floor, Radhye Sham Avenue ,Apartment, S. No. 49/15/16/3, Plot No.1/2/3/4/5/6,Tambe Mala, Mauje Makhamalabad Shiwar, Nashik	Location:	Nasik Panchavati
		City:	Nashik
		State:	Maharashtra
		Nearby Landmark:	Tambe Mala, Mauje Makhamalabad Shiwar,
Legal Address:	Split Flat No.4, 1st Floor, Radhye Sham Avenue Apartment, S. No. 49/15/16/3, Plot No. 1/2/3/4/5/6, Tambe Mala, Mauje Makhamalabad Shiwar, Nashik	Collateral ID:	I26NSK003-092834
		Pin Code	422003
		Country	India

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	MIDDLE CLASS AREA
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	8
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
Ground Floor				
First Floor	2	1	1	1 BHK FLAT
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Thorat	4
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	3 YEARS	Self	56

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No 3 And 5 And Passage	Side Margin	Side Margin	Side Margin
Actual on Site	Flat No 3 And 5 And Passage	Side Margin	Side Margin	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	481	0	0
Super Built Up/Sellable Area	650	3500	2275000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2275000
% Recommended	100	Realizable Value:	2275000
Realizable Value In Words : Rupees Twenty-Two Lakh Seventy-Five Thousand			

Visited By:	Mr. Kunal Sasane	Visited on:	29-Sep-2026
Violations observed (if any):	Na		
Remarks:	null // this is internal top up case// documents provided- 1) deed of apt. in the name of mr. ashok thorat and mrs. sarla thorat deed no 11742 /2022 // oc no. 30058 dt. 01.07.2022 // sanction plan approval number 30058 dated 01.07.2022 // said property is identify with the help of site person // all details considered as per previous valuation report req id hrq-25-102404 and app. no. 77000085864 // case is reinitiate due to relogin old app. no. 77000348529		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Kunal Sasane	Entered On:	29-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	29-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 73.78575
Latitude: 20.037205555555555
Image Taken 07-SEP-2026 12:49:21

Longitude: 73.78582777777778
Latitude: 20.036966666666668
Image Taken 07-SEP-2026 12:51:30

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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