ICICI Home Finance

Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-163543	Application No.:	77000341051
Customer Name:	Rizwan Gulam Shaikh	Branch :	(10818) NASHIK PANCHWATI
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Rizwan Gulam Shaikh	Mobile :	8888137352 8149266705

PROPERTY ADDRESS

Property Address:	Flat No. 203, 2nd Floor, Fardin Heights-5, S. No.,6/4/2 To 6/4/9/Plot/28 And 29, B/H Galaxy Hospital,Khode Nagar, Mauje Wadala Shiwar, Nashik	Location:	Nasik Gandhinagar
		City:	Nashik Pin Code 422006
		State:	Maharashtra Country India
Legal Address:	Flat No. 203, 2nd Floor, Fardin Heights-5, S. No. 6/4/2 To 6/4/9/Plot/28 And 29, B/H Galaxy Hospital, Khode Nagar, Mauje Wadala Shiwar, Nashik	Nearby Landmark:	B/H Galaxy Hospital, Khode Nagar,
		Collateral ID:	I26NSK006-088602

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:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	8
Green Housing:	No	Distance from City Center Km:	5
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	2	1	1	1 BHK FLAT
Other1				
Other2				

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.202	Building Side Margin	Building Side Margin	Staircase, Lobby And Duct
Actual on Site	Flat No.202	Building Side Margin	Building Side Margin	Staircase, Lobby And Duct
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	464	0	0
Super Built Up/Sellable Area	627	3800	2382600
Other 1	1	0	0
Other 2	1	0	0
% Completion	80	TOTAL	2382600
% Recommended	80	Realizable Value:	2383000

Realizable Value In Words : Rupees Twenty-Three Lakh Eighty-Three Thousand

Visited By:	Mr. Kunal Sasane	Visited on:	21-Sep-2026
Violations observed (if any):	Na		

Remarks: null | // documents refer- 1) draft agreement in the name of mr. rizwan gulam shaikh is provided 2) cc no. nmcb/b/2024/apl/13214 dt. 19.04.2024 3) approved building plan no. nmcb/b/2024/apl/13214 dt. 19.04.2024 4) rera not applicable bcoz plot area is under 500 sqmt 5) b/up area considred 35 percent loading above carpet as per approved building plan 6) said property is located well developed single community area 7) said property is identify with the help of site person and as per provided documents only 8) on site rcc work, brick work, plastering work and 1 floor flooring work is completed 9) given valuation is based on provided documents only

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map

Entered By:	Kunal Sasane	Entered On:	21-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			

Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	21-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			

Approver's Comment:	ok for builder purchase case. the construction work is in progress. building plan issued by nmc. a necessary approvals to be taken for non apf case. the property is located in developed area.

Longitude:	73.79557777777778	Longitude:	73.795425
Latitude:	19.974444444444444	Latitude:	19.974330555555554
Image Taken	18-SEP-2026 14:40:29	Image Taken	18-SEP-2026 14:41:40

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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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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