



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159139	Application No.:	77000348735
Customer Name:	Sagar Shriram Kakrale	Branch :	(10818) NASHIK PANCHWATI
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Sagar Shriram Kakrale	Mobile :	9970345218 8975937461

PROPERTY ADDRESS

Property Address:	Flat No.6, 1st Floor, Building No.32-B, Viraj Co., Op. Housing Society Ltd. Nashik, S. No. 703/2a/1, Opp. Nirmala Convent School, Dk Nagar, Mauje ,Nashik Shiwar, Nashik	Location:	Sawarkar Nagar
		City:	Nashik
		State:	Maharashtra
		Pin Code	422013
		Country	India
Legal Address:	Flat No.6, 1st Floor, Building No.32-B, Viraj Co. Op. Housing Society Ltd. Nashik, S. No. 703/2a/1, Opp. Nirmala Convent School, Dk Nagar, Mauje Nashik Shiwar, Nashik	Nearby Landmark:	Opp. Nirmala Convent School, Dk Nagar,
		Collateral ID:	I26NSK013-088964

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:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	12
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	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. Shetti	32
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	3 YEARS	Seller	28

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Rajyog Society	Flat No.5	Open To Sky	Flat No.7
Actual on Site	Rajyog Society	Flat No.5	Open To Sky	Flat No.7
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 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	521	0	0
Super Built Up/Sellable Area	625	6400	4000000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4000000
% Recommended	100	Realizable Value:	4000000

Realizable Value In Words : Rupees Forty Lakh

Visited By:	Mr. Kunal Sasane	Visited on:	15-Sep-2026
Violations observed (if any):	Na		
Remarks:	null // documents refer- 1) draft agreement in the name of mr. sagar shriram kakrale is provided 2) seller transfer deed in the name of mr. arun raghuraam shetti wide reg. no. nsn-3/8374/2006 3) approved building plan no. 386 dt. 03.07.1992 4) oc no. town planning/ 901711 dt. 30.05.1994 5) b/up area considred as per seller sale deed and as per draft agreement 6) said property is identify with the help of site person and as per provided documents only 7) given valuation is based on provided documents only 8) case is review for rate revision and s. no.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

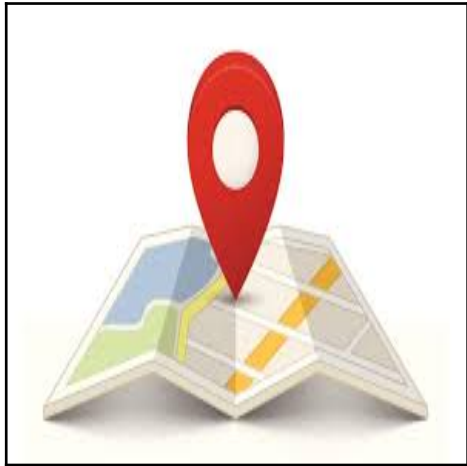
Entered By:	Kunal Sasane	Entered On:	22-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	22-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is resale purchase case. the approved building plan and occupancy certificate received. the property is 32 years old. the report is reviewed and updated as per market references. the report is reviewed to updated the address.		



Longitude: 73.7611694444445
Latitude: 20.0188527777777
Image Taken 10-SEP-2026 13:16:24



Longitude: 73.7612916666666
Latitude: 20.0192138888889
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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.

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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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