



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152978	Application No.:	77000346991
Customer Name:	Balasaheb Suryabhan Bhalke	Branch :	(10623) NASHIK ROAD
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	In House
Contact Name:	Balasaheb Suryabhan Bhalke	Mobile :	9423175479 7507580804

PROPERTY ADDRESS

Property Address:	Bungalow On Plot No 15(North Side), Gat No 787/1, ,Gpmn 1716/15/B, Behind Vinchur Bus Stand, ,Pandurang Nagar Road, Vinchur Shiwar, Taluka,Niphad, Dist Nashik	Location:	Vinchur
		City:	Nashik
		State:	Maharashtra
		Pin Code	422305
		Country	India
Legal Address:	Bungalow On Plot No 15(North Side), Gat No 787/1, Gpmn 1716/15/B, Behind Vinchur Bus Stand, Pandurang Nagar Road, Vinchur Shiwar, Taluka Niphad, Dist Nashik	Nearby Landmark:	Behind Vinchur Bus Stand, Pandurang
		Collateral ID:	I26NSK305-085146

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Natute of Location:	Rural	Distance Travelled From Operating	112
Green Housing:	No	Distance from City Center Km:	3
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	1 BHK PLUS STOREROOM
First Floor	3	1	1	1 BHK PLUS STOREROOM
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Bhalke And Pardeshi	10
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2016	Self And Tenant	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Road	Open Space	P No 14	P No 16
Actual on Site	Road	Open Space	P No 14	Remaining Portion Of P No 15
Boundary	Yes			

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	797	1900	1514300
Carpet Area	538	0	0
Super Built Up/Sellable Area	714	2000	1428000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2942300
% Recommended	100	Realizable Value:	2942000

Realizable Value In Words : Rupees Twenty-Nine Lakh Forty-Two Thousand

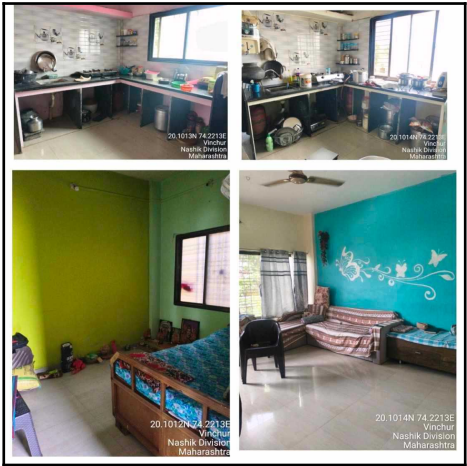
Visited By:	Mr. Sagar Aher	Visited on:	10-Sep-2026
Violations observed (if any):	Na		
Remarks:	null provided documents are 1) sale deed no 1966/2010 dated 12/04/2010 2) grampanchayat building plan dated 24/01/2015 (grampanchayat vinchur) 3) grampanchayat occupancy certificate dated 09/09/2026 (grampanchayat vinchur) 4) namuna 8 dated 09/09/2026 5) na order no 24/2001 dated 03/03/2001 (sdo niphad) (for residential) 6) layout plan no 466 dated 08/02/2001 (adtp) 7) plot area and built up area is consider as per building plan and namuna 8 8) on site extra construction work is done same is not consider for given valuation 9) internal changes is carried out as compare to building plan 10) property is identify by person met at site andas per provided documents, layout 11) above mentioned four boundaries of saledeed is of whole plot no 15 12) given rate is as per unit cost of property 13) ground floor is occupied by tenant and first floor is occupied by self		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
PLAN PERMISSION -COMPRESSED.PDF	NULL	NULL	
विंचुर			
IMG-20260911-WA0002.JPG	NULL	NULL	
SELL DEED...BHALKE-COMPRESSED.PDF	NULL	NULL	

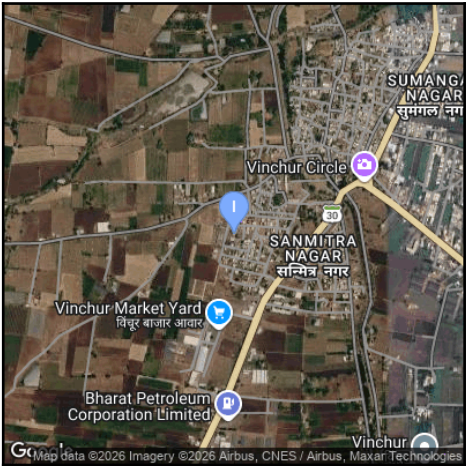
Entered By:	Sagar Aher	Entered On:	11-Sep-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	11-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the na order and layout received. the building plan and occupancy certificate issued by gram panchayat. the property is 10 years old and currently occupied by the customer and tenant. a tenant noc must be obtained. the property is located in developing area. the plot area as per deed and built-up area within permissible limit is considered for the valuation.		



Longitude: 74.2213150486345
Latitude: 20.101320783122226
Image Taken



Longitude: 74.221312031149
Latitude: 20.101331173278542
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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