



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-156642	Application No.:	77000348526
Customer Name:	Bharat Sopan Garud	Branch :	(10623) NASHIK ROAD
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Bharat Sopan Garud	Mobile :	9527097900 8888199813

PROPERTY ADDRESS

Property Address:	Flat No 102, 1st Floor, Pawase Sankul 20, P No 7,8,S No 856/1, Old S No 1156, Near Wonder Kids School,Dwarka Nagar, Karpe Nagar, Sinnar 1 Shiwar, Sinnar,Nashik	Location:	Sinnar
Legal Address:	Flat No 102, 1st Floor, Pawase Sankul 20, P No 7,8, S No 856/1, Old S No 1156, Near Wonder Kids School, Dwarka Nagar, Karpe Nagar, Sinnar 1 Shiwar, Sinnar, Nashik	City:	Nashik
		Pin Code	422103
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Near Wonder Kids School, Dwarka Nagar
		Collateral ID:	I26NSK103-085268

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	60
Green Housing:	No	Distance from City Center Km:	4
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
Second Floor				
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	NA	Underconstruction	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Side Margin And P No 15,16	Staircase, Flat No 103	Flat No 101	Side Margin And P No 9
Actual on Site	Side Margin And P No 15,16	Staircase, Flat No 103	Flat No 101	Side Margin And P No 9
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 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:	UNDERCONSTRUCTION

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	486	0	0
Super Built Up/Sellable Area	656	2800	1836800
Other 1	1	0	0
Other 2	1	0	0
% Completion	75	TOTAL	1836800
% Recommended	75	Realizable Value:	1837000

Realizable Value In Words : Rupees Eighteen Lakh Thirty-Seven Thousand

Visited By:	Mr. Sagar Aher	Visited on:	11-Sep-2026
Violations observed (if any):	Na		
Remarks:	null provided documents are 1) draft agreement between bharat sopan garud and other (buyer) and navnath waje and other (seller) 2) sanctioned building plan no 01809 dated 02/01/2025 (sinnar municipal council) 3) commencement certificate no 01809 dated 02/01/2025 (sinnar municipal council) 4) carpet area is consider as per sanctioned building plan with 35 percentage loading 5) property is identify by person met atsite andas per provided documents 6) given rate is as per unit cost of property 7) at the time of site visit plaster work isin progress 8) plot area is less than 500 sq meter hence rera not applicable to the said project		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
4.JPG			
FLAT NO_102 DRAP DRAP.PDF			
IMG_20260911_130444_1.JPG	NULL	NULL	
3.JPG			

Entered By:	Sagar Aher	Entered On:	11-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
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 for builder purchase case. the construction work is in progress. the building plan and commencement certificate issued by sinnar municipal council. a necessary approvals to be taken for non-apf case.		



Longitude: 73.97675424814439

Latitude: 19.852064377633138

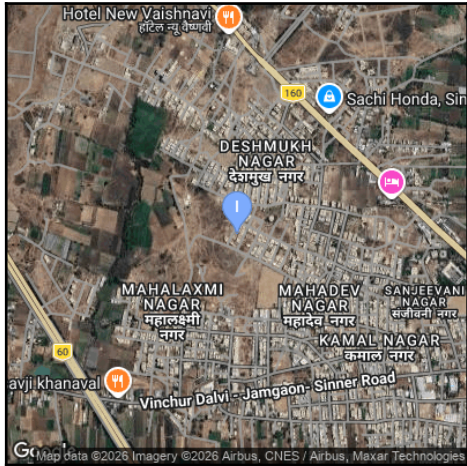
Image Taken



Longitude: 73.97677101194986

Latitude: 19.852046087243732

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.

DISCLAIMER: ICICI Group is merely acting in the capacity of a valuer and does not undertake any responsibility for aspects other than valuation of property as mentioned in the report. All assistance is provided on a best effort basis only.

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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client.This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.