



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-122514	Application No.:	77000316193
Customer Name:	Amol Suryabhan Patil	Branch :	(10108) NASHIK
Product Name:	Nhl - Rnhl - Lap Residential - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	RENTED	Visited User Type:	Technical Agency
Contact Name:	Amol Suryabhan Patil	Mobile :	7399551199 8010246562

PROPERTY ADDRESS

Property Address:	Gayatri Bungalow On West Sidepart Of Plot No.17.,Gr. Plus 1st Floor, S. No.51/1/2 P/51/1/1/51/2 P.,B/H.Saykhedkar Hospital, Back Sideof Lotus Castle,Kamatwade	Location:	Cidco Colony
Legal Address:	Gayatri Bungalow On West Side Part Of Plot No.17, Gr. Plus 1st Floor, S. No.51/1/2 P /51/1/1/51/2 P, B/H. Saykhedkar Hospital, Back Side Of Lotus Castle, Opp. Urvesh Apartment, Gurga Nagar, Trimurti Chowk, Kamatwade Road, At. Kamatwade Shiwar, Tal.Dist.Nashik.	City:	Nashik
		State:	Maharashtra
		Nearby Landmark:	B/H. Saykhedkar Hospital, Back Side Of
		Collateral ID:	I26NSK009-066109
		Pin Code	422009
		Country	India

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	16
Green Housing:	No	Distance from City Center Km:	08
Report Condition:	Property Not Visited - Customer		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	2	1	1	01 BHK
First Floor	3	0	1	03 BED ROOM
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Na	28
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Tenant	32

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Part Of Plot	Plot No.16	6.00mtr Road	Plot No.18.
Actual on Site	Part Of Plot	Side Margin Then Plotno.16	Side Margin Then Road	Side Margin Then Plotno.18
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	3

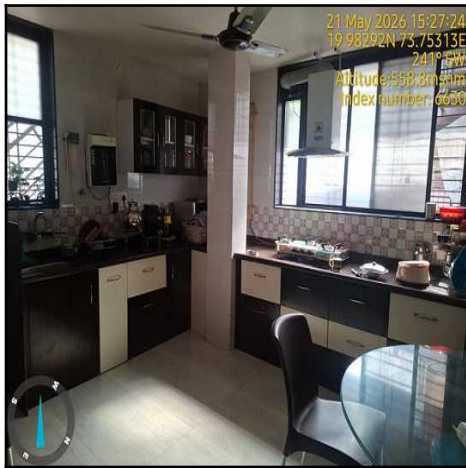
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1379	5600	7722400
Carpet Area	791	0	0
Super Built Up/Sellable Area	950	2000	1900000
Compound Wall And Fix Furnitur	1	400000	400000
Other 2	1	0	0
% Completion	100	TOTAL	10022400
% Recommended	100	Realizable Value:	10022000
Realizable Value In Words : Rupees One Crore Twenty-Two Thousand			

Visited By:	Er Kiran Jadhav_Hfc	Visited on:	18-Jul-2026
Violations observed (if any):	Na		
Remarks:	null documents submitted for valuation 1) partition deed redg. no. 758/2019. date 15/02/2019. 2) building plan issued by nmc ref. no.167. date 28/04/1997. 3) plot sale deed no. date 05/08/1996. 4) completion certificate no. nagarrachna/0348. date 08/06/1998. 5) plot area is considered as per partition deed and b/up area considered as per approved buildingplan. 6) subject property identified as per provided approved building plan, partition deed and contact person met at site. 7) first floor terrace converted into a bedroom and top terrace temporary tin shed constructed on site it is not considered for this valuation. 8) case review for rate revision. 9) this is relogging case same report updated as per previous valuation report request id hrq-26-88753 and application no. 77000278479.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

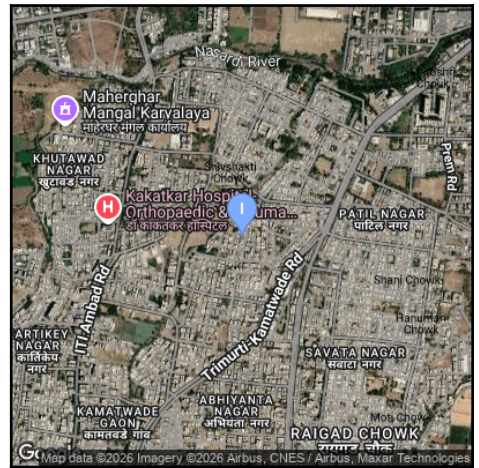
Entered By:	Er Kiran Jadhav_Hfc	Entered On:	18-Jul-2026
Recommended by:	Ganesh Pawar	Completion Status:	Constructed
Recommender's Comment:	A Tenant Noc To Be Taken On Records. Additional Construction Observed On 01st And 02nd Floor For Which Revised Sanctioned Plan Is Not Provided Hence Same Is Not Considered. The Approved Bua Considered For Valuation. Approved Area Considered Only. The Report Is Reupdated As Per Case Re-Login.		
Approver Name:	Pravin Pagar	Approver ID:	HE016031
Designation:	Regional Technical Manager	Approved On :	20-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. tenant noc to be taken on records. additional construction observed on first and second floor for which revised sanctioned plan is not provided ,hence same is not considered for the valuation. property visit was conducted by me along with tbm and abm . relogin case hence same report repunched		



Longitude: 73.75314116478224
Latitude: 19.98295304043298
Image Taken



Longitude: 73.75314619392147
Latitude: 19.982934765177546
Image Taken



DECLARATION

I/We hereby 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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