



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                                      |                    |                       |
|---------------------|--------------------------------------|--------------------|-----------------------|
| Request ID:         | HRQ-26-172744                        | Application No.:   | 7792155948            |
| Customer Name:      | Shameem Ahmed Zameer Ahmed Khan      | 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:       | Shameem Ahmed Zameer Ahmed Khan      | Mobile :           | 9890291059 8180858460 |

### PROPERTY ADDRESS

|                   |                                                                                                                                                                      |                  |                                   |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------------------|
| Property Address: | Row House No 10, Radhahal Cohsl, P No 12, (11 To ,13), Cts No4482, Near Aher Medical, Near Matoshree,Jwellers, Jadhav Sankul, Medage Nagar, Chunchale,Shiwar, Nashik | Location:        | Ambad Ind Complex                 |
| Legal Address:    | Row House No 10, Radhahal Cohsl, P No 12, (11 To 13), Cts No4482, Near Aher Medical, Near Matoshree Jwellers, Jadhav Sankul, Medage Nagar, Chunchale Shiwar, Nashik  | City:            | Nashik Pin Code 422010            |
|                   |                                                                                                                                                                      | State:           | Maharashtra Country India         |
|                   |                                                                                                                                                                      | Nearby Landmark: | Near Aher Medical, Near Matoshree |
|                   |                                                                                                                                                                      | Collateral ID:   | I26NSK010-093464                  |

### PROPERTY DETAILS

|                       |                                 |                                         |                       |
|-----------------------|---------------------------------|-----------------------------------------|-----------------------|
| Type Of Property:     | Row House                       | Plot Demarcated At Site:                | YES                   |
| Approved Land Use:    | Residential                     | Infrastructure Of The Surrounding Area: | AVERAGE               |
| No of Floors:         | 2                               | Class Of Locality:                      | Middle Class Area     |
| Carpet Area Measured: | No                              | Property Location:                      | Municipal Corporation |
| Nature of Location:   | Urban                           | Distance Travelled From Operating       | 42                    |
| Green Housing:        | No                              | Distance from City Center Km:           | 10                    |
| Report Condition:     | Property Not Visited - Customer |                                         |                       |

### UNIT DETAILS

| Details      | No. of Rooms | No. of Kitchens | No of Bathrooms | Usages & Remark |
|--------------|--------------|-----------------|-----------------|-----------------|
| Ground Floor | 1            | 1               | 1               | 2 ROOM          |
| First Floor  | 2            | 1               | 1               | 1 BHK           |
| Second Floor | 1            |                 |                 | 1 ROOM          |
| Other1       |              |                 |                 |                 |
| Other2       |              |                 |                 |                 |

| Structure         | Occupancy Status | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
|-------------------|------------------|--------------------------|----------------------------------------------------|
| Rcc Structure     | Occupied         | Shameem Ahmed Zameer     | 26                                                 |
| Maintenance Level | Occupied Since   | Relationship of Occupant | Residual Age Of Property                           |
| Good              | 2018             | Self                     | 34                                                 |

### BOUNDARIES ON SITE

|                  | East           | West        | North           | South           |
|------------------|----------------|-------------|-----------------|-----------------|
| As per Sale Deed | Row House No 3 | Colony Road | Row House No 11 | Row House No 09 |
| Actual on Site   | Row House No 3 | Colony Road | Row House No 11 | Row House No 09 |
| 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                                                               | 325           | 0                 | 0          |
| Carpet Area                                                            | 271           | 0                 | 0          |
| Super Built Up/Sellable Area                                           | 368           | 6300              | 2318400    |
| Other 1                                                                | 1             | 0                 | 0          |
| Other 2                                                                | 1             | 0                 | 0          |
| % Completion                                                           | 100           | TOTAL             | 2318400    |
| % Recommended                                                          | 100           | Realizable Value: | 2318000    |
| Realizable Value In Words : Rupees Twenty-Three Lakh Eighteen Thousand |               |                   |            |

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |             |             |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| Visited By:                   | Mr. Sagar Aher                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Visited on: | 07-Oct-2026 |
| Violations observed (if any): | Na                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |             |             |
| Remarks:                      | null   provided documents are 1) sale deed no 3747/2018 dated 19/04/2018 2) true copy building plan no 140/311 dated 13/04/1999 (nmc) 3) occupancy certificate no 3015 dated 08/09/1999(nmc) 4) carpet area is consider as per building plan with 35 percentage loading 5) property is identify by person met at site and as per provided documents 6) as per provided documents only ground floor is approved but on site ground plus 2 floor is constructed, extra construction work is not consider for given valuation 7) given rate is as per box price of unit 8) same case is repunch due to change in customer name app no 7792155948 req id hrq-26-168215 |             |             |

| OMNI DOCS FILES |          |           |           |
|-----------------|----------|-----------|-----------|
| File Name       | Latitude | Longitude | Go To Map |

|                           |                                                                                                                                                                                                                                                                                       |                    |                          |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| Entered By:               | Sagar Aher                                                                                                                                                                                                                                                                            | Entered On:        | 07-Oct-2026              |
| Recommended by:           |                                                                                                                                                                                                                                                                                       | Completion Status: | Construction Is Complete |
| Recommender's Comment:    |                                                                                                                                                                                                                                                                                       |                    |                          |
| Approver Name:            | Ganesh Pawar                                                                                                                                                                                                                                                                          | Approver ID:       | HE008008                 |
| Designation:              | Technical Manager                                                                                                                                                                                                                                                                     | Approved On :      | 07-Oct-2026              |
| Approver Recommendation : | RECOMMENDED                                                                                                                                                                                                                                                                           |                    |                          |
| Conditional Remark:       |                                                                                                                                                                                                                                                                                       |                    |                          |
| Approver's Comment:       | ok to proceed. the occupancy certificate issued by nmc. true copy certified building plan received. area as per approved plan is considered for the valuation. the extra construction area excluded from calculations. the sale report is re-updated due to change in customers name. |                    |                          |



Longitude: 73.72392889111958

Latitude: 19.97534656963347

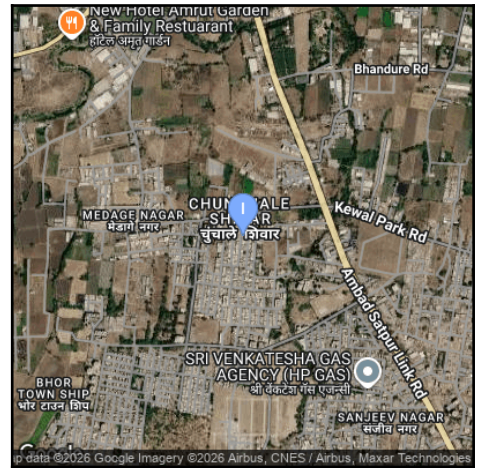
Image Taken



Longitude: 73.7239456549289

Latitude: 19.97535728322909

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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