



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159120	Application No.:	77000340130
Customer Name:	Indumati Kisan Bendkoli	Branch :	(10818) NASHIK PANCHWATI
Product Name:	HI - Prime HI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Indumati Kisan Bendkoli	Mobile :	9422581300 9172132119

PROPERTY ADDRESS

Property Address:	Row House No.3, Aradhya Villa-F, Gat No. 299/1/B,Plot No.27, Near Swami Samartha Kendra,Kailasraja Nagar, Ring Road, Mauje Trambakeshwar ,Shiwar, Tal. Trambakeshwar, Dist. Nashik	Location:	Trimbak		
		City:	Nashik	Pin Code	422212
Legal Address:	Row House No.3, Aradhya Villa-F, Gat No. 299/1/B, Plot No.27, Near Swami Samartha Kendra, Kailasraja Nagar, Ring Road, Mauje Trambakeshwar Shiwar, Tal. Trambakeshwar, Dist. Nashik	State:	Maharashtra	Country	India
		Nearby Landmark:	Near Swami Samartha Kendra, Kailasraja		
		Collateral ID:	I26NSK212-086190		

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:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	40
Green Housing:	No	Distance from City Center Km:	40
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	2	0	1	2 BEDROOMS
Second Floor				
Other1				
Other2				
Ground Floor	1	1	1	1 RK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Vacant	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Row House No.2	Row House No.4	Nala And Gat No.303	9 Mt. Road
Actual on Site	Row House No.2	Row House No.4	Side Margin And Nala	Road
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:

VACANT

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	753	0	0
Carpet Area	781	0	0
Super Built Up/Sellable Area	1055	4200	4431000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4431000
% Recommended	100	Realizable Value:	4431000

Realizable Value In Words : Rupees Forty-Four Lakh Thirty-One Thousand

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. dhondiram narayan lilake and mrs. indumati kisan bendkoli is provided 2) cc no. ccntw/b/2024/apl/00285 dt.05.02.2025 issued by trimbak municipal council 3) approved building plan no. ccntw/b/2024/apl/00285 dt.05.02.2025 4) oc no. ccntw/fo/2026/apl/00132 dt. 05.01.2026 issued by trimbak municipal council 5) b/up area considred 35 ercent loading above carpet as per approved building plan 6) said property i sidentify with the help of site person and as per provided documents only 7) given valuation is based on unit cost of said property and as per provided documents only

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
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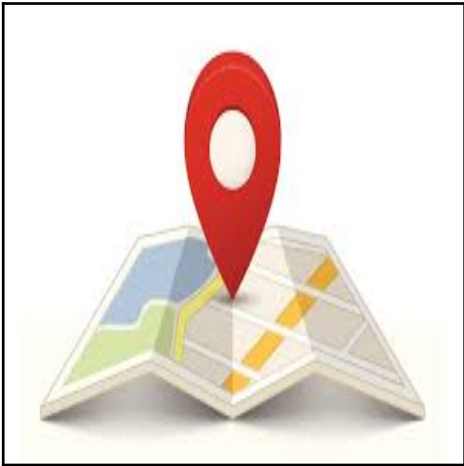
Entered By:	Kunal Sasane	Entered On:	15-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	15-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the building plan, commencement, and occupancy certificate issued by trimbak municipal council. a necessary approvals to be taken for non apf case.		



Longitude: 73.54173333333333
Latitude: 19.936305555555556
Image Taken 15-SEP-2026 12:28:38



Longitude: 73.54173333333333
Latitude: 19.936305555555556
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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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