


Asset Valuation
INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-169348	Application No.:	77000367372
Customer Name:	Suryaprakash Ramanarayan Yadav	Branch :	(10818) NASHIK PANCHWATI
Product Name:	Nhl - Rnhl - Nrp - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	VACANT	Visited User Type:	In House
Contact Name:	Suryaprakash Ramanarayan Yadav	Mobile :	9890708375 9130785279

PROPERTY ADDRESS

Property Address:	Shop No 101, 1st Floor, Ananta Arcade Apartment, P.No 6,7,13,14, S No 322/4, Near Vrundavan Hospital,,Near Rayba Hotel, Wasan Nagar, Pathardi Road,,Pathardi Phata, Pathardi Shiwar, Nashik	Location:	Ambad Ind Complex
Legal Address:	Shop No 101, 1st Floor, Ananta Arcade Apartment, Plot No 6,7,13,14, S No 322/4, Near Vrundavan Hospital, Near Rayba Hotel, Wasan Nagar, Pathardi Road, Pathardi Phata, Pathardi Shiwar, Nashik	City:	Nashik Pin Code 422010
		State:	Maharashtra Country India
		Nearby Landmark:	Near Vrundavan Hospital, Near Rayba
		Collateral ID:	I26NSK010-092680

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	6	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	32
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor	1		1	1 SHOP
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Vacant	3
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Vacant	57

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Marginal Space	Open Space	Front Margin And Dp Road	Main Entry And Shop No 102
Actual on Site	Side Margin	Building Middle Open Space	Front Margin And Dp Road	Passage, Shop No 102
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:	VACANT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	547	0	0
Super Built Up/Sellable Area	766	8500	6511000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6511000
% Recommended	100	Realizable Value:	6511000
Realizable Value In Words : Rupees Sixty-Five Lakh Eleven Thousand			

Visited By:	Mr. Sagar Aher	Visited on:	28-Sep-2026
Violations observed (if any):	Na		
Remarks:	null provided documents are 1) draft agreement between suryaprakash ramanarayan yadav (buyer) and pushkar builder and developers (seller) 2) sanctioned building plan no 32148/2023 dated 26/12/2023 (nmc) 3) occupancy certificate no 32148 dated 26/12/2023 (nmc) 4) carpet area is consider as per sanctioned building plan with 40 percentage loading 5) property is identify by person met at site andas per provided documents 6) given rate is as per box price of unit		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
ANANTA ARCADE(YADAV)101.PDF			
ANANTA ARCEDE FIRST TO SIXTH 3.PDF			
YADAV PROPERTY DOCUMENTS.PDF			

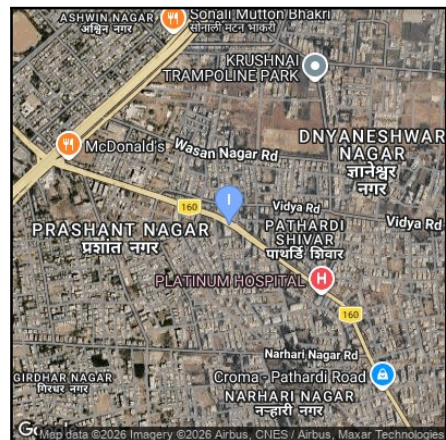
Entered By:	Sagar Aher	Entered On:	28-Sep-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	28-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for nrp-builder purchase case, the sanction building plan and occupancy certificate issued by nmc, a necessary approvals to be taken for non apf case.		



Longitude: 73.76532007008927
Latitude: 19.95423653329563
Image Taken



Longitude: 73.76531135291033
Latitude: 19.954240630220486
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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