



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-147640	Application No.:	77000336662
Customer Name:	Prashant Mahesh Jagtap	Branch :	(10108) NASHIK
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Prashant Mahesh Jagtap	Mobile :	7263027270 8793799777

PROPERTY ADDRESS

Property Address:	Flat No C502, 5th Floor, C Wing, Vraj Central ,Vista, P No 1 To 4, S No 887/1a/2/1/2/A/2, Near ,Hotel Prathmesh Pavbhaji, Kishor Nagar, Rane Nagar,Rajiv Nagar, Nashik Shahar 4, Nashik	Location:	Cidco Colony
Legal Address:	Flat No C502, 5th Floor, C Wing, Vraj Central Vista, P No 1 To 4, S No 887/1a/2/1/2/A/2, Near Hotel Prathmesh Pavbhaji, Kishor Nagar, Rane Nagar, Rajiv Nagar, Nashik Shahar 4, Nashik	City:	Nashik
		Pin Code	422009
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Near Hotel Prathmesh Pavbhaji, Kishor
		Collateral ID:	I26NSK009-080809

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	22	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	36
Green Housing:	No	Distance from City Center Km:	9
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Fifth Floor	3	1	2	2 BHK
Other1				
Other2				
Ground Floor				

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	Not Mentioned	Not Mentioned	Not Mentioned	Not Mentioned
Actual on Site	Side Margin	Lit Duct Passage And Flat No	Staircase Passage	Side Margin
Boundary	Na			

NDMA Details			
Height Of Building(Above Ground Level)	Greater than 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:	UNDER CONSTRUCTION

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	781	0	0
Super Built Up/Sellable Area	1093	5000	5465000
Parking	1	300000	300000
Other 2	1	0	0
% Completion	77	TOTAL	5765000
% Recommended	77	Realizable Value:	5765000

Realizable Value In Words : Rupees Fifty-Seven Lakh Sixty-Five Thousand

Visited By:	Mr. Sagar Aher	Visited on:	26-Aug-2026
Violations observed (if any):	Na		
Remarks:	null provided documents are 1) draft agreement between prashant mahesh jagtap and other (buyer) and m/s dhairya developers (seller) 2) sanctioned building plan no b2/bp/248/2022 dated 19/10/2022 (nmc) 3) commencement certificate no b2/bp/248/2022 dated 19/10/2022 (nmc) 4) rera certificate no p51600048828 (from 24/01/2023 to 21/11/2033) 5) at the time of site visit plaster work is in progress 6) property is identify by person met at site and as per provided sanctioned building plan 7) carpet area is consider as per sanctioned building plan with 40 percentage loading 8) parking letter should be documented as a part of docket 9) given rate is as per unit cost of property		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
PLAN.PDF			
CC.PDF			
3.JPG	19.963989444444444	73.77996055555556	
4.JPG			
VISTAC-502)NEW.PDF			
RERA.PDF			

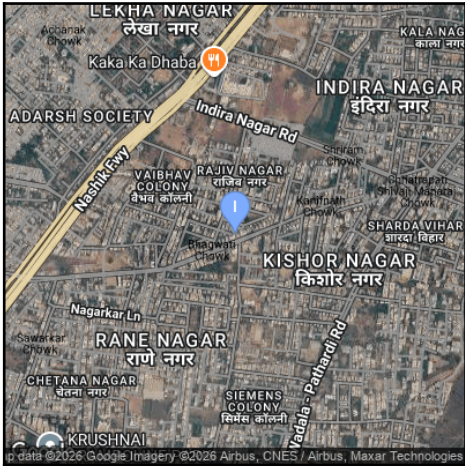
Entered By:	Sagar Aher	Entered On:	28-Aug-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	28-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the construction work is in progress. the rera certificate received. the building plan and commencement certificate issued by nmc. a necessary approvals to be taken for non apf case.		



Longitude: 73.7759947222222
Latitude: 19.965726666666665
Image Taken 26-AUG-2026 11:01:01



Longitude: 73.77554833333333
Latitude: 19.967550555555555
Image Taken 26-AUG-2026 10:55:09



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.