



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159401	Application No.:	77000353702
Customer Name:	Mahesh Pradip Pawar	Branch :	(10108) NASHIK
Product Name:	HI - Prime HI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Mahesh Pradip Pawar	Mobile :	7507926652 9021215475

PROPERTY ADDRESS

Property Address:	Flat No.101, 1st Floor, Malhar Apartment, Plot No.,115, S.No. 728/1 To 10/13/B To 25a/82,Opp.Mahatma,Nagar Ground, Beside Archit Niketan Society, ,Mahatma Nagar, At.Nashik Shiwar,Tal.Dist.Nashik	Location:	Nashik City
Legal Address:	Flat No.101, 1st Floor, Malhar Apartment, Plot No. 115, S.No. 728/1 To 10/13/B To 25a/82, Opp. Mahatma Nagar Ground, Beside Archit Niketan Society, Mahatma Nagar, At. Nashik Shiwar, Tal. Dist. Nashik.	City:	Nashik
		Pin Code	422001
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Opp. Mahatma Nagar Ground, Beside
		Collateral ID:	I26NSK001-086754

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	8	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	6
Green Housing:	No	Distance from City Center Km:	04
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	4	1	2	03 BHK
Second Floor				
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Na	00
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No. 102	Side Margin Then Road	Side Margin Then Road	Side Margin
Actual on Site	Lift, Satircase Passage, Flat	Side Margin Then Road	Side Margin Then Road	Side Margin
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:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1428	0	0
Super Built Up/Sellable Area	1999	7500	14992500
Other 1	1	0	0
Other 2	1	0	0
% Completion	95	TOTAL	14992500
% Recommended	95	Realizable Value:	14993000
Realizable Value In Words : Rupees One Crore Forty-Nine Lakh Ninety-Three Thousand			

Visited By:	Er Kiran Jadhav_Hfc	Visited on:	16-Sep-2026
Violations observed (if any):	Na		
Remarks:	null documents submitted for valuation 1) draft copy made between nashik buildcon, a partnership firm through its partners. mr. kishor sahebrao shirsath mr. vijay hiranman kathe. mr. pravin arjun pawar. and mr. mahesh pradip pawar. 2) building plan issued by nmc no. a1/bp/180. date 31/07/2024. 3) cc issued by nmc no. Ind/bp/a1/bp/180. date 31/07/2024. 4) carpet area 1224.00sqft plus balcony area 204.00sqft total carpet area 1428.00sqft (add 40 percent) 571.00sqft. total b/up area 1999.00sqft. 5) carpet area considered as per provided approved building plan and draft copy. 6) subject property identified as per provided approved building plan, draft copy and contact person met at site. 7) all inclusive rate considered.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Er Kiran Jadhav_Hfc	Entered On:	16-Sep-2026
Recommended by:	Ganesh Pawar	Completion Status:	Semi-Constructed
Recommender's Comment:	Ok For Builder Purchase Case. The Construction Work Is In Progress. Currently, 95 Percent Work Is Completed. The Building Plan And Commencement Certificate Issued By Nmc. A Necessary Approvals To Be Taken For Non Apf Case. Tm-Mayur Nakpure And Rtm-Pravin Pagar Visited The Property.		
Approver Name:	Pravin Pagar	Approver ID:	HE016031
Designation:	Regional Technical Manager	Approved On :	16-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended . non apf case necessary approvals need to obtain for non apf case		



Longitude: 73.75259399414062

Latitude: 19.99640904021796

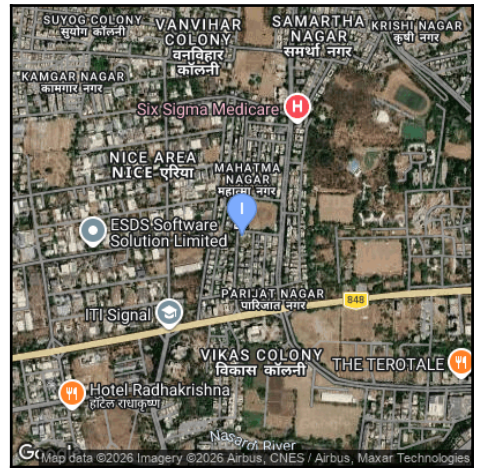
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Longitude: 73.75261511653578

Latitude: 19.99639454728686

Image Taken



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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