



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-161799	Application No.:	77000343521
Customer Name:	Sweety Aich	Branch :	(10147) AHMEDNAGAR
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sweety Aich	Mobile :	8744948494 8928818252

PROPERTY ADDRESS

Property Address:	Flat No.K-602, 6th Floor Wing-K Shree Sai Nirman,Dream City,S. No. 207/2/2, Backside Of 1000 Rooms,,Nagar Manmad Road At At Shirdi, Taluka Rahata, ,Dist. Ahilyanagar (Ahmednagar)	Location:	Shirdi		
Legal Address:	Flat No.K-602, 6th Floor Wing-K Shree Sai Nirman Dream City,S. No. 207/2/2, Backside Of 1000 Rooms, Nagar Manmad Road At At Shirdi, Taluka Rahata, Dist. Ahilyanagar (Ahmednagar)	City:	Ahmednagar	Pin Code	423109
		State:	Maharashtra	Country	India
		Nearby Landmark:	Backside Of 1000 Rooms, Nagar Manmad		
		Collateral ID:	I26ADR109-087777		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	6	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	120
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
6th Floor	2	1	1	1 BHK
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	6
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	54

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No.601, K Wing.	Flat No.601, L Wing	Staircase Flat No.603 ,L Wing	Marginal Space
Actual on Site	Flat No 601 And Entrance	Flat No L-601	Lift And Duct	Open To Sky
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 meter	Seismic Zone	2
Flood Prone Area	No	CRZ	1

VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	GROUND FLOOR PLUS 6

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	319	0	0
Super Built Up/Sellable Area	431	3200	1379200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1379200
% Recommended	100	Realizable Value:	1379000

Realizable Value In Words : Rupees Thirteen Lakh Seventy-Nine Thousand

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	18-Sep-2026
Violations observed (if any):	Niill		
Remarks:	null 1) subject property is residential 1bhk flat 2) technical visit done by rushikesh and report amde by vaishnavi 3) latitude 19.750955 longitude 74.484462 4) building plan is issued by mhada reff no 251/2019, dt 05/09/2019 5) commencement certificate is issued by mhada reff no297/2019, dt 06/11/2019 6) draft deed between shree sai nirman realty partnership firm, through their partner mr. machhindra sonyabapu kote and sweety aich Kapoor 7) layout approval letter is issued by shirdi municipal council reff no 338/2019, dt 06/06/2019 8) layout plan is issued by shirdi municipal council reff no 338/2019, dt 06/06/2019 9) 7/12 reff no 36539, dt 07/10/2024 9) no order no 06/2019, dt 1/11/2019 is issued by tahsil office rahata for residential purpose 10) carpet area consider as per plan and 35 percent loading consider for bua		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Propedge Valuations Pvt L	Entered On:	18-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	18-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the building plan and commencement certificate issued by mhada. a necessary approvals to be taken for non apf case.		



Longitude: 74.48446200000001

Latitude: 19.750955

Image Taken



Longitude: 74.48446200000001

Latitude: 19.750955

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.

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.