



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                      |                    |                       |
|---------------------|----------------------|--------------------|-----------------------|
| Request ID:         | HRQ-26-135757        | Application No.:   | 77000329589           |
| Customer Name:      | Gaurav Malhari Nikam | Branch :           | (10108) NASHIK        |
| Product Name:       | Home Loan-Da Resale  | BSM/RM Name:       | Los_Channel           |
| Loan Property Type: | REGULAR              | Visited User Type: | In House              |
| Contact Name:       | Gaurav Malhari Nikam | Mobile :           | 8668214636 8668953783 |

### PROPERTY ADDRESS

|                   |                                                                                                                                                                                                        |                  |                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------|
| Property Address: | Flat No 09 On First Floor Wing B Building No 01,Sai Charani Co Op Housing Society S No 53/1/4/1 ,Plot No 1 To 4, Utta M Nagar Near Church Behind, Muje Kamatwade Tal And Dist Nashik                   | Location:        | Nashik City        |
| Legal Address:    | Flat No 09 On First Floor Wing B Building No 01-Sai Charani Co Op Housing Society S No 53/1/4/1 Plot No 1 To 4, Utta M Nagar Near Church Behind Bhole Banquet Hall Muje Kamatwade Tal And Dist Nashik. | City:            | Nashik             |
|                   |                                                                                                                                                                                                        | Pin Code         | 422001             |
|                   |                                                                                                                                                                                                        | State:           | Maharashtra        |
|                   |                                                                                                                                                                                                        | Country          | India              |
|                   |                                                                                                                                                                                                        | Nearby Landmark: | Bhole Banquet Hall |
|                   |                                                                                                                                                                                                        | Collateral ID:   | I26NSK001-073444   |

### PROPERTY DETAILS

|                       |                                   |                                         |                       |
|-----------------------|-----------------------------------|-----------------------------------------|-----------------------|
| Type Of Property:     | Flat                              | Plot Demarcated At Site:                | YES                   |
| Approved Land Use:    | Residential                       | Infrastructure Of The Surrounding Area: | GOOD                  |
| No of Floors:         | 2                                 | Class Of Locality:                      | Middle Class Area     |
| 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:           | 05                    |
| Report Condition:     | Property Visited Report Submitted |                                         |                       |

### UNIT DETAILS

| Details      | No. of Rooms | No. of Kitchens | No of Bathrooms | Usages & Remark |
|--------------|--------------|-----------------|-----------------|-----------------|
| Second Floor |              |                 |                 |                 |
| Other1       |              |                 |                 |                 |
| Other2       |              |                 |                 |                 |
| Ground Floor |              |                 |                 |                 |
| First Floor  | 2            | 1               | 1               | 1 BHK FLAT      |

| Structure         | Occupancy Status | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
|-------------------|------------------|--------------------------|----------------------------------------------------|
| Rcc Structure     | Occupied         | Gaurav Malhari Nikam     | 25                                                 |
| Maintenance Level | Occupied Since   | Relationship of Occupant | Residual Age Of Property                           |
| Good              | 08               | Self Occupied            | 35                                                 |

### BOUNDARIES ON SITE

|                  | East                  | West               | North                    | South      |
|------------------|-----------------------|--------------------|--------------------------|------------|
| As per Sale Deed | Open To Sky           | Building Staircase | Duct And Then Flat No 08 | Flat No 10 |
| Actual on Site   | Staircase And Passage | Side Margin        | Flat No 10 B Wing        | Flat No 16 |
| Boundary         | No                    |                    |                          |            |

| NDMA Details                           |                    |              |   |
|----------------------------------------|--------------------|--------------|---|
| Height Of Building(Above Ground Level) | Less than 15 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:                     | 1 | Constructed Rate :          | 0          |
| Total Value ₹:                        | 1 | Floorwise Usage:            | 1 BHK FLAT |

| VALUATION                                                          |               |                   |            |
|--------------------------------------------------------------------|---------------|-------------------|------------|
| Description                                                        | Area in Sq.Ft | Rate/Sq.Ft        | Amount (R) |
| Landarea                                                           | 1             | 0                 | 0          |
| Carpet Area                                                        | 511           | 0                 | 0          |
| Super Built Up/Sellable Area                                       | 614           | 3300              | 2026200    |
| Other 1                                                            | 1             | 0                 | 0          |
| Other 2                                                            | 1             | 0                 | 0          |
| % Completion                                                       | 100           | TOTAL             | 2026200    |
| % Recommended                                                      | 100           | Realizable Value: | 2026000    |
| Realizable Value In Words : Rupees Twenty Lakh Twenty-Six Thousand |               |                   |            |

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |             |             |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| Visited By:                   | Mr. Mayur Nakpure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Visited on: | 10-Aug-2026 |
| Violations observed (if any): |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |             |             |
| Remarks:                      | null   provided draft deed in the name of mr. gautav nikam and seller sale deed in the name of mr. virendra khuje and 4 other deed no 3628/2015 and society letter dated 21.01.2025 and occupancy certificate no 7747 dated 05.04.2011 and possession receipt approval no 3949 dated 15.08.2009 and society share certificate no 10 dated 24.04.2002 and sanction building plan approval no b 4 7747 dated 05.04.2011. property is shown by mrs. nikam. on site property is alredy occupied by purchaser. build up area considerd from sale deed. sale deed four bounadries not matched, actual four bounadries matched with sanction building plan. same is considered for valuation. |             |             |

| OMNI DOCS FILES |                    |                   |           |
|-----------------|--------------------|-------------------|-----------|
| File Name       | Latitude           | Longitude         | Go To Map |
| 3.JPG           | 19.9714675         | 73.74947833333333 |           |
| 4.JPG           | 19.971479166666665 | 73.74918666666667 |           |
| LIGHT BILL.JPG  | NULL               | NULL              |           |

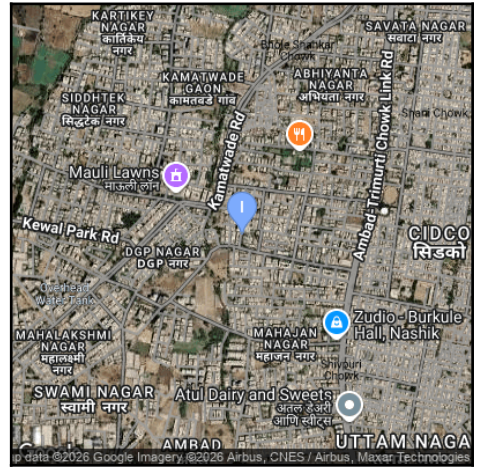
|                           |                                                                                                                                                                                                                                                                                                                                                                                          |                    |             |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------|
| Entered By:               | Mayur Nakpure                                                                                                                                                                                                                                                                                                                                                                            | Entered On:        | 10-Aug-2026 |
| Recommended by:           |                                                                                                                                                                                                                                                                                                                                                                                          | Completion Status: | Constructed |
| Recommender's Comment:    |                                                                                                                                                                                                                                                                                                                                                                                          |                    |             |
| Approver Name:            | Ganesh Pawar                                                                                                                                                                                                                                                                                                                                                                             | Approver ID:       | HE008008    |
| Designation:              | Technical Manager                                                                                                                                                                                                                                                                                                                                                                        | Approved On :      | 10-Aug-2026 |
| Approver Recommendation : | RECOMMENDED                                                                                                                                                                                                                                                                                                                                                                              |                    |             |
| Conditional Remark:       |                                                                                                                                                                                                                                                                                                                                                                                          |                    |             |
| Approver's Comment:       | ok to proceed. the age of the property is 25 years. the building plan and occupancy certificate received. however, the four boundaries listed in the deed do not match the actual on-site boundaries. the property is identified and actual four boundaries matches with approved building plan. an indemnity cum declaration regarding the actual four boundaries should be documented. |                    |             |



Longitude: 73.749505  
Latitude: 19.971161944444443  
Image Taken 09-AUG-2026 13:06:20



Longitude: 73.749636944444445  
Latitude: 19.971631388888888  
Image Taken 09-AUG-2026 13:06:20



## 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.

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.

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