



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152438	Application No.:	77000336369
Customer Name:	Sagar Bandu Shinde	Branch :	(10818) NASHIK PANCHWATI
Product Name:	Balance Transfer+Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Sagar Bandu Shinde	Mobile :	8805205471 7972228014

PROPERTY ADDRESS

Property Address:	Tenement No. N-32/N-7/26/05, 3rd Scheme, Nh,Margashish Sector, Near Swami Vivekanand Statue,Swami Vivekanand Nagar, Cidco, Nashik	Location:	Cidco Colony		
		City:	Nashik	Pin Code	422009
		State:	Maharashtra	Country	India
Legal Address:	Tenement No. N-32/N-7/26/05, 3rd Scheme, Nh Margashish Sector, Near Swami Vivekanand Statue, Swami Vivekanand Nagar, Cidco, Nashik	Nearby Landmark:	Near Swami Vivekanand Statue, Swami		
		Collateral ID:	I26NSK009-083153		

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Development Authoriy
Natute of Location:	Urban	Distance Travelled From Operating	15
Green Housing:	No	Distance from City Center Km:	4
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	1	1	1	1 RK
First Floor	1	0	1	1 ROOM
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Sagar Bandu Shinde	41
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good		Self Occupied	19

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Side Margin	9 Mt. Road	House Of Mr. Gohil	House Of Mr. Sanap
Actual on Site	Side Margin	Road	House Of Mr. Gohil	House Of Mr. Sanap
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	4

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	380	4000	1520000
Carpet Area	162	0	0
Super Built Up/Sellable Area	194	1200	232800
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1752800
% Recommended	100	Realizable Value:	1753000

Realizable Value In Words : Rupees Seventeen Lakh Fifty-Three Thousand

Visited By:	Mr. Kunal Sasane	Visited on:	04-Sep-2026
Violations observed (if any):	// Additional Construction Is Carried Out On 1st Floor Which Is Not Consided For Valuation		
Remarks:	null // documents refer- 1) assignment deed in the name of mr. sagar bandu shinde wide reg. no. nsn-7/4695/2025 is provided 2) possession receipt no. dt.30.01.1985 is provided 3) cidcos scheme building plan is provided 4) plot area and b/up area considered as per assignment deed 5) said property is identify with the help of site person and as per provided documents only 6) given valuation is based on unit cost of said property and as per provided documents only.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

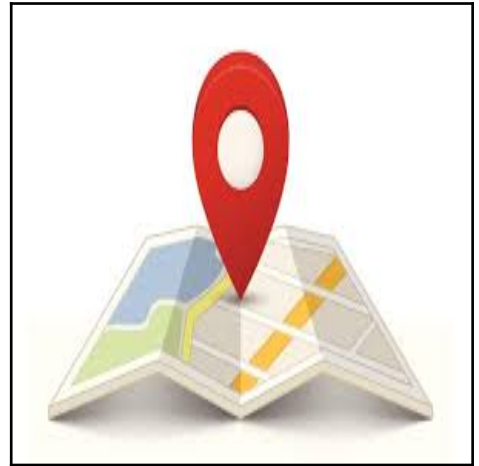
Entered By:	Kunal Sasane	Entered On:	04-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	04-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 73.765725
Latitude: 19.9659722222222
Image Taken 24-AUG-2026 15:33:36



Longitude: 73.765725
Latitude: 19.9659722222222
Image Taken 24-AUG-2026 15:34:11



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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