



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-163687	Application No.:	77000360297
Customer Name:	Rushabh Harish Gogad	Branch :	(10623) NASHIK ROAD
Product Name:	HI - Rhl - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Rushabh Harish Gogad	Mobile :	9665331514 9175263125

PROPERTY ADDRESS

Property Address:	Flat No.503, On 05th Floor, Rajvin Co-Op. Housing ,Society Ltd., On Plot No.14, Survey No.,719/2/1/720a/2/1 To 4, Final Plot No.476/C,Tps-Ii,Sahjeevan Colony,At Nashik, Tal And Dist. Nashik	Location:	Nasik H P T College
Legal Address:	Flat No.503, On 05th Floor, Rajvin Co-Op. Housing Society Ltd., On Plot No.14, Survey No.719/2/1/720a/2/1 To 4, Final Plot No.476/C, Tps Ii, Near Sahjeevan Colony Udyan, Sahjeevan Colony, College Road, At Nashik, Tal And Dist. Nashik	City:	Nashik Pin Code 422005
		State:	Maharashtra Country India
		Nearby Landmark:	Near Sahjeevan Colony Udyan
		Collateral ID:	I26NSK005-090619

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:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	5
Green Housing:	No	Distance from City Center Km:	03
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Fifth Floor	3	1	2	02-BHK
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	2
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	58

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Road	Staircase And Lift	Side Margin	Side Margin
Actual on Site	Side Margin Then Road	Staircase And Lift	Side Margin	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:	VACANT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	903	0	0
Super Built Up/Sellable Area	1340	8100	10854000
Parking	1	300000	300000
Other 2	1	0	0
% Completion	100	TOTAL	11154000
% Recommended	100	Realizable Value:	11154000

Realizable Value In Words : Rupees One Crore Eleven Lakh Fifty-Four Thousand

Visited By:	Ganesh Bhanudas Rathod _Hfc	Visited on:	22-Sep-2026
Violations observed (if any):	Na		
Remarks:	null documents provided // 1) copy of draft sale deed in favour of mr.rushabh harish gogad 2) copy of sellers allotment deed no.727/2025 dated.20/01/2025 issued by sro nashik-3 in favour of mrs.sunita jitendra shah 3) copy of rera certificate no.p51600049848 dated.06/03/2023 issued by rera 4) copy of sanction building permission and commencement certificate no.lnd/bp/a1/26/2022 dated.02/06/2022 issued by nashik municipal corporation 5) copy of sanction building plan no.no.a1/26/2022 dated.02/06/2022 issued by nashik municipal corporation 6) copy of building completion certificate no.33423 dated.30/10/2024 issued by nashik municipal corporation 7) bua is considered as 40 percent loading on carpet area as per sanction building plan and 50 percent area of terrace ie. net bua is 1340 sq.ft 8) property is located within a limits of nashik municipal corporation 9) as per site investigation flat no.503 and 603 are vertically amalgamated (merged) and use as single unit. also several internal changes observed as compared to sanction building plan. internal staircase, and lift is availble in flat. we have submitted report of flat no.603 in application no.7792155950 10) given rate is including lift charges		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
RESALE-TRANS-503-S.SHAH.PDF	NULL	NULL	

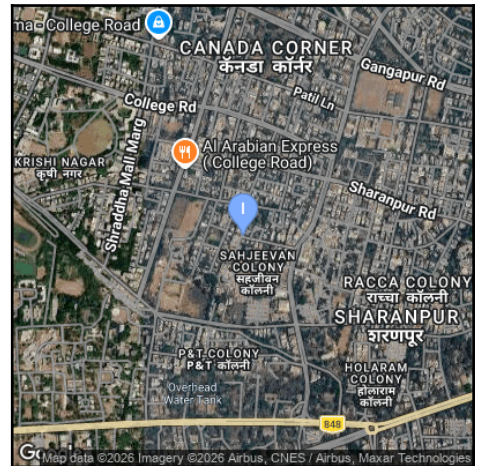
Entered By:	Ganesh Bhanudas Rathod _Hfc	Entered On:	24-Sep-2026
Recommended by:	Ganesh Pawar	Completion Status:	Constructed
Recommender's Comment:	Ok To Proceed. The Flat No.603 And Flat No.503 Are Vertically Merged On-Site. Flat No.603 (Assessed Under App.No.7792155950) And Flat No.503 (Assessed Under App.No.77000360297) The Both Flats Will Be Linked Together And Should Be Jointly Mortgaged And Jointly Released. A Property Visited By Tm-Sagar		
Approver Name:	Pravin Pagar	Approver ID:	HE016031
Designation:	Regional Technical Manager	Approved On :	24-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended . on site flat no 503 and 603 are internally amalgamated and formed single unit . separate reports released for each units having different application numbers hence both applications need to be crosslinked		



Longitude: 73.767079
Latitude: 20.0011451
Image Taken



Longitude: 73.767079
Latitude: 20.0011451
Image Taken



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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