



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149339	Application No.:	77000340676
Customer Name:	Satish Ratan Gaikwad	Branch :	(10623) NASHIK ROAD
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Satish Ratan Gaikwad	Mobile :	9764396734 8055898463

PROPERTY ADDRESS

Property Address:	Flat/Apartment No B304, 3rd Floor, Wing B, Amar ,Sahajeevan Apartment, Plot No 3/5, S No 52/1/1, ,Near Symphony Park, Dharmaji Colony, Dhruv Nagar, ,Satpur Colony, Gangapur Shiwar, Nashik	Location:	Pimpalgaon Bahula		
Legal Address:	Flat/Apartment No B304, 3rd Floor, Wing B, Amar Sahajeevan Apartment, Plot No 3/5, S No 52/1/1, Near Symphony Park, Dharmaji Colony, Dhruv Nagar, Satpur Colony, Gangapur Shiwar, Nashik	City:	Nashik	Pin Code	422012
		State:	Maharashtra	Country	India
		Nearby Landmark:	Near Symphony Park, Dharmaji Colony,		
		Collateral ID:	I26NSK012-081361		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	48
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Third Floor	3	1	2	2 BHK
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Underconstruction	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Underconstruction	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Side Margin Of Building	Passage And Apartment No	Front Margin And 12-Meter-	Apartment No B303
Actual on Site	Side Margin Of Building	Passage And Apartment No	Front Margin And Road	Apartment No B303
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	3

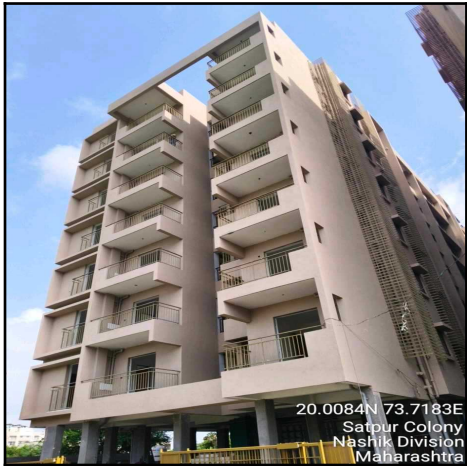
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	UNDERCONSTRUCTION

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	474	0	0
Super Built Up/Sellable Area	640	3500	2240000
Other 1	1	0	0
Other 2	1	0	0
% Completion	95	TOTAL	2240000
% Recommended	95	Realizable Value:	2240000
Realizable Value In Words : Rupees Twenty-Two Lakh Forty Thousand			

Visited By:	Mr. Sagar Aher	Visited on:	29-Aug-2026
Violations observed (if any):	Na		
Remarks:	null provided documents are 1) draft agreement between satish ratan gayakwad and other (buyer) and m/s. amar buildtech private limited (seller) 2) sanctioned building plan b1/bp/197/2023 dated 02/02/2023 (nmc) 3) commencement certificate no b1/bp/197/2023 dated 02/02/2023 (nmc) 4) rera certificate no p51600050071 (from 13/03/2023 and ending with 30/09/2026) 5) carpet area is consideras per sanctioned building plan with 35 percentage loading 6) property is identify by person met at site andas per provided documents 7) at the time of site visit finishing work is in progress		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
4.JPG			
B304 SATISH GAIKWAD DRAFT AGREEMENT TO SALE.PDF	NULL	NULL	
CC.PDF			
3.JPG	20.00818032468749	73.71846120804746	
RERA.PDF	NULL	NULL	
PLAN.PDF	NULL	NULL	

Entered By:	Sagar Aher	Entered On:	29-Aug-2026
Recommended by:		Completion Status:	Final Takeover
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	29-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is builder purchase case. the construction work is in progress. the rera certificate received. the building plan and commencement certificate issued by nmc. the property is located in developing area. a necessary approvals to be taken for non-apf case.		



Longitude: 73.71843975037456

Latitude: 20.008188515734545

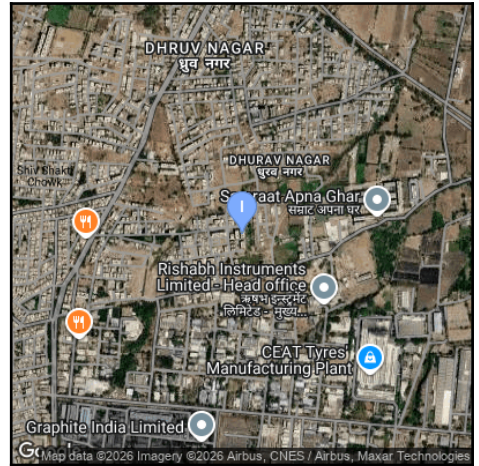
Image Taken



Longitude: 73.71843907982004

Latitude: 20.0081589019582

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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