



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-164272	Application No.:	77000362183
Customer Name:	Krishna Bhimrao Godhe	Branch :	(10108) NASHIK
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Krishna Bhimrao Godhe	Mobile :	7972275979 7841897359

PROPERTY ADDRESS

Property Address:	Flat No 11 On Fourth Floor Saisha Park ,S No 58/3/B/Plot/31/1/2/3/4 Dhruv Nagar ,Satpur Colony Near Saptshrungi Temple ,Gangapur Shivar Tal And Dist Nashik.	Location:	Nashik City		
		City:	Nashik	Pin Code	422001
		State:	Maharashtra	Country	India
Legal Address:	Flat No 11 On Fourth Floor Saisha Park S No 58/3/B/Plot/31/1/2/3/4 Dhruv Nagar Satpur Colony Near Saptshrungi Temple Gangapur Shivar Tal And Dist Nashik.	Nearby Landmark:	Saptshrungi Temple		
		Collateral ID:	I26NSK001-093507		

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 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
First Floor				
Second Floor				
Fourth Floor	2	1	1	1 BHK FLAT
Other2				
Ground Floor				

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Not Mentioned	Not Mentioned	Not Mentioned	Not Mentioned
Actual on Site	Passage And Lift	Side Margin And 9 M Road	Flat No 12	Side Margin And Road
Boundary	Na			

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:	1	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	1 BHK FLAT

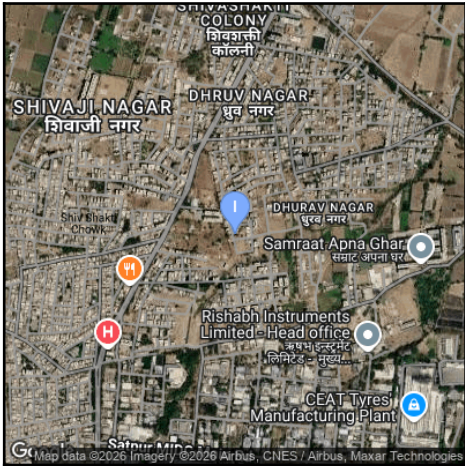
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	447	0	0
Super Built Up/Sellable Area	625	3800	2375000
Other 1	1	0	0
Other 2	1	0	0
% Completion	85	TOTAL	2375000
% Recommended	85	Realizable Value:	2375000

Realizable Value In Words : Rupees Twenty-Three Lakh Seventy-Five Thousand

Visited By:	Mr. Mayur Nakpure	Visited on:	30-Sep-2026
Violations observed (if any):			
Remarks:	null provided draft deed in the name of mr. krushna bhimrao gode and mrs. sujata gode and commencement certificate by nmc approval no 166123 dated 28/02/2023 and sanction building plan by nmc approval no 166123 dated 28/02/2023 and sale deed in the name of.s. builders and developers prop mr. manoj thorat and 1 other. property is shown by mr. thorat. area and four boundaries considered from deed and plan. considered 40 percent loading on carpet area. project name mentioned in draft is saisha apartment and on-site project bord is saisha park verify revised draft or ats with corrected project name in draft before cheque handover.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
3.JPG	23.03609277777778	72.27922444444444	
1.JPG			

Entered By:	Mayur Nakpure	Entered On:	30-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	30-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the construction work is in progress. the building plan and commencement certificate issued by nmc. a necessary approvals to be taken for non apf case. revised draft/ats to be documented.		



Longitude: 73.71647611111112
Latitude: 20.00961861111111
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Longitude: 73.71653333333333
Latitude: 20.009821944444443
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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.

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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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