



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159629	Application No.:	7792155950
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:	In House
Contact Name:	Rushabh Harish Gogad	Mobile :	9665331514 9370927852

PROPERTY ADDRESS

Property Address:	Flat No.603, 6th Floor, Rajvin Cohsl, Plot No.14 ,(Fpn 476c), Survey No.719/2/1/720a/2/1 To 4, Tps ,li, Near Sahjeevan Colony Udyan, Sahjeevan Colony,,College Road, Nashik City 3, Nashik	Location:	Nasik H P T College
Legal Address:	Flat No.603, 6th Floor, Rajvin Cohsl, Plot No.14 (Fpn 476c), Survey No.719/2/1/720a/2/1 To 4, Tps li, Near Sahjeevan Colony Udyan, Sahjeevan Colony, College Road, Nashik City 3, Nashik	City:	Nashik
		State:	Maharashtra
		Nearby Landmark:	Near Sahjeevan Colony Udyan, Sahjeevan
		Collateral ID:	I26NSK005-090779
		Pin Code	422005
		Country	India

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	32
Green Housing:	No	Distance from City Center Km:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Six Floor	3		3	2 BEDROOM PLUS SITTING AREA
Other1				
Other2				

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Road	Staircase And Lift	Side Margin	Side Margin
Actual on Site	Road	Passage, 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	672	0	0
Super Built Up/Sellable Area	876	8000	7008000
Parking	1	300000	300000
Other 2	1	0	0
% Completion	100	TOTAL	7308000
% Recommended	100	Realizable Value:	7308000

Realizable Value In Words : Rupees Seventy-Three Lakh Eight Thousand

Visited By:	Mr. Sagar Aher	Visited on:	18-Sep-2026
Violations observed (if any):	Na		
Remarks:	null provided documents are 1) draft agreement between rushabh harish gogad (buyer) and mrs.sunita jitendra shah (seller) 2) seller allotment deed no.726/2025 dated.20/01/2025 3) rera certificate no.p51600049848 from 06/03/2023 to 31/12/2025 4) sanction building plan no lnd/bp/a1/26/2022 dated.02/06/2022 (nmc) 5) completion certificate no.33423 dated.30/10/2024 (nmc) 6) carpet area is consider as per sanctioned building plan with 40 percentage loading and 50 percentage attached terrace is consider 7) internal changes is carried out as compare to sanctioned building plan 8) flat no 503 and 603 are internally merged with internal staircase and lift given valuation is only of flat no 603 , flat no 503 technical report is update on another app no 77000360297 9) property is identify by person met at site and as per provided documents 10)given rate is including personal lift charges 11) case is review for change product and update another app no		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
4.JPG			
3.JPG	20.001143055555556	73.766825	
FLAT NO 603 RAJWIN - SJS-COMPRESSED.PDF			
RESALE-TRANS-603-S.SHAH.PDF			

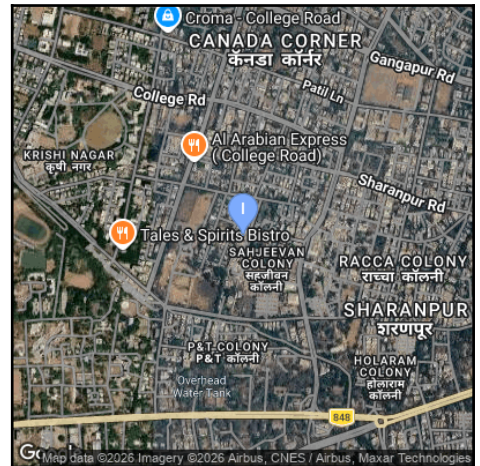
Entered By:	Sagar Aher	Entered On:	25-Sep-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	25-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver'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.		



Longitude: 73.7669930555556
Latitude: 20.0009813888889
Image Taken 18-SEP-2026 14:14:46



Longitude: 73.766755
Latitude: 20.000905833333334
Image Taken 18-SEP-2026 14:33:55



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.

The contents of this Report are strictly confidential and are intended for the exclusive use of the Client. This document may not be altered in any way, transmitted, copied or distributed, in part or in whole, to any other person or to the media or reproduced in any form, without prior written consent of ICICI Group. ICICI Group accepts no responsibility or liability to any third party for whole or any part of the Report.

ICICI Group specifically excludes any liability with respect to any losses incurred by the Client due to any act or omission of the developer or any other third party and any consequences thereof. ICICI Group's total aggregate liability to the Client for any reason, whatsoever, shall be limited to an aggregate sum not exceeding the total fees received by ICICI Group for this report. ICICI Group shall not be liable for any indirect or consequential losses which, arise out of or in connection with services provided under this engagement.