



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-135343	Application No:	77000330406
Customer Name:	Chetankumar Vasantrao Deshmukh		(10019) JALGAON
Product Name:	HI - Ag Regular - Self Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Chetankumar Vasantrao Deshmukh	Mobile :	9730017177 9662816684

PROPERTY ADDRESS

Property Address:	Cts No. 512, 513 And 514, Juna Gav Area, Near Jdccc Bank, Behind Kalika Mata Temple, Gandhi Chowk Area, At Talegaon, Tal. Chalisgaon, Dist. Jalgaon.	Location:	Chalisgaon Bazar
		City:	Dhule Pin Code 424101
		State:	Maharashtra Country India
Legal Address:	Cts No. 512, 513 And 514, Juna Gav Area, Near Jdccc Bank, Behind Kalika Mata Temple, Gandhi Chowk Area, At Talegaon, Tal. Chalisgaon, Dist. Jalgaon.	Nearby Landmark:	Juna Gav Area, Near Jdccc Bank, Behind
		Collateral ID:	I26DHU101-074927

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Material at site:		Distance Travelled From Operating Office:	230
Nature of Location:	Urban	Distance from City Center Km:	13
Green Housing:	No	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	3	1	1	2BHK - 1291 SQFT
First Floor	1	0	1	1 BED ROOM PLUS WAKING WARDROBE - 579
Second Floor				
Other1				
Other2				

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Property Of Laxman	Property Of Alkabai	Main Road	Property Of Vasantrao
Actual on Site	Property Of Laxman	Property Of Alkabai	Main Road	Property Of Vasantrao
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
Flood Prone Area	No	CRZ	1
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate:	1
Realizable ₹ :	2		
VALUATION DETAILS			
Description	Area in Sq. Ft	Rate per Sq.Ft	Amount(R)
Land	2233	500	1116500 (A)
Construction	1871	1500	2806500 (B)
EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT			
DESCRIPTION	RATE	QUANTITY	AMOUNT
Desc 2	0	0	0
Desc 3	0	0	0
Desc 4	0	0	0
Desc 5	0	0	0
Desc 6	0	0	0
Desc 7	0	0	0
Desc 8	0	0	0
Desc 9	0	0	0
Desc 10	0	0	0
Desc 11	0	0	0
Desc 12	0	0	0
Desc 1	0	0	0
Value As On Date:	2800400	Value of extra Amenities	0
% Completion	60	Amenities %Completion	0
% Recommended	60	Amenities %Recommendation	0
Reliazable value:	3923000	Realizable value Round Off:	3923000
Realizable Value In Words:	Thirty-Nine Lakh Twenty-Three Thousand		
Visited By:	Truemark Advisors Llp_Hfc	Visited on:	07-Aug-2026
Violations observed (if any):			
Remarks:	null 1. report realise base on - cts no. 512 - sale deed no. 4092/2021 dated 14/10/2021 favor of gayatri chetan deshमुख, cts no. 512 - sale deed no. 2439/2008 dated 22/05/2008 favor of vasantrao himmatrao deshमुख, cts no. 512 - sale deed no. 1567/1991 dated 14/10/2021 favor of alkabai vasantrao deshमुख, dtaft hakkasod deed favor of cheran vasantrao deshमुख between vasantrao himmatrao deshमुख and alka vasantrao deshमुख, cts no. 512 extract pu-id - 57183487855, cts no. 513 extract pu-id - 58237423715, cts no. 514 extract pu-id - 53542576988, engineer plan plan - er. gopal chaudhari regi. no. 25715, estimate - rs. 45,04,311.22, combine cts map with four boundaries etc 2. plot area consider all three sale deed and latest cts extract. b/up area is consider on engineer plan. 3. on site all three cts are marged and constructed. 4.the final valuation has been concluded basis comparative market valuation approach and rates are cross verified with the rates prevalent in the near by localities 5.the report should be used only for the purpose its prepared.this report is confidential and should not be shared outside of the bank 6. this is only valuation report and it does not contain any legal aspect. 7. in physical details cts no. 512 four boundaries are mentioned. remaining two cts four boundaries mentioned here. cts no. 513 - east - property of prakash raosaheb deshमुख, west - road, north - property of aanandrao yashwantrao shitole, south - property of raghunath waman kasar. cts no. 514 - east - cts no. 512, west - road, north - road, south - road.		
OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Truemark Advisors Llp	Entered On:	13-Aug-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
App Designation:	Technical Manager	Approved On:	13-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is self construction case. the cts extract, engineer building plan, estimate, and cts mapp received. the construction work is in progress. currently, 60 percent work is completed. cts no.512, 513, and 514 are amalgamated on-site. the property is situated within gram panchayat limit.		



Longitude: 74.9086
Latitude: 20.401443999999998
Image Taken



Longitude: 74.9086
Latitude: 20.401443999999998
Image Taken



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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