



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-133362	Application No.:	77000322372
Customer Name:	Sanjay Ganpat Pethkar	Branch :	(10166) BULDHANA
Product Name:	Nhl - Micro Lap - Lap Commercial - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	In House
Contact Name:	Sanjay Ganpat Pethkar	Mobile :	9657260353 7350956915

PROPERTY ADDRESS

Property Address:	Shop No. 31,Ground Floor,N.Plot No.1,N.Sheet No.2,,Mahalaxmi Complex Nandura Motala Road,,Near Icici Bank ,Mouje Nandura ,Tq Nandura Dist Buldhana	Location:	Nandura		
		City:	Buldhana	Pin Code	443404
		State:	Maharashtra	Country	India
Legal Address:	Shop No. 31,Ground Floor,N.Plot No.1,N.Sheet No.2,Mahalaxmi Complex Nandura Motala Road Near Icici Bank ,Mouje Nandura Tq Nandura Dist Buldhana	Nearby Landmark:	Nandura Motala Road,Near Icici Bank		
		Collateral ID:	I26BLD404-083709		

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	COMMERCIAL
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	68
Green Housing:	No	Distance from City Center Km:	4
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor	1			1 SHOP COMMERCIAL

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Customer As A Tenant	10
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Shop No. 30	Entri Passage	Road	Staircase
Actual on Site	Shop No. 30 Of Satyajit	Complex Entri Passage	Nandura Buldhana Main Road	Staircase
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
Total Value ₹:	2	Floorwise Usage:	

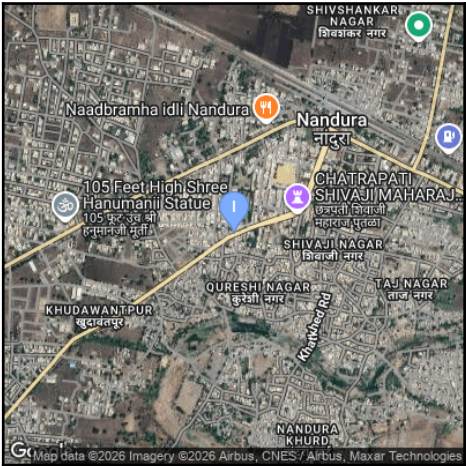
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	170	0	0
Super Built Up/Sellable Area	212	28000	5936000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5936000
% Recommended	100	Realizable Value:	5936000

Realizable Value In Words : Rupees Fifty-Nine Lakh Thirty-Six Thousand

Visited By:	Mr. Akshay Dhanokar	Visited on:	07-Aug-2026
Violations observed (if any):			
Remarks:	null 1) this is commercial shop lap case. 2) the shop is identified with the of applicant sale deed four boundaries. 3) bua is consider as per architect building plan. 4) ownership is consider as per provided applicant sale deed in the name of sanjay ganpat pethkar of deed no 3291/2026 dt. 30/09/2026. 5) documents provided - regd. sale deed in the name of sanjay ganapat pethakar from kiran prakash joshi 3291/2026 dt. 30/09/2026 6) previous owner reg sale deed with deed no. 1655/2017 in the name of kiran prakash joshi from partners of sindhu construction. 7) dod of reg deed no. 681/2017. 8) copy of property card. 9) architect building by kalpeshkumar deshमुख. 8) case is review for product change.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Akshay Dhanokar	Entered On:	07-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	07-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under micro lap product. pr card, dod along with ar. building plan is received. shop is located on ground floor main road facing.		



Longitude: 76.4562606666667

Latitude: 20.834379194444445

Image Taken

Longitude: 76.4562606666667

Latitude: 20.834379194444445

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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