



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                                   |                    |                          |
|---------------------|-----------------------------------|--------------------|--------------------------|
| Request ID:         | HRQ-26-163549                     | Application No.:   | 77000352521              |
| Customer Name:      | Sandeep Khandu Kale               | Branch :           | (10818) NASHIK PANCHWATI |
| Product Name:       | HI - RHI - Home Purchase - Resale | BSM/RM Name:       | Los_Channel              |
| Loan Property Type: | REGULAR                           | Visited User Type: | In House                 |
| Contact Name:       | Sandeep Khandu Kale               | Mobile :           | 9623536157 9637591626    |

### PROPERTY ADDRESS

|                   |                                                                                                                                                                |                  |                                           |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------------------------------|
| Property Address: | Flat No.4, 1st Floor, Shree Siddhi Apartment,,S. No. 306/1a/5, Plot No. 4, Barnes School Road,Lahavit Phata Next To Nutan School, Mauje Bhagur ,Shiwar, Nashik | Location:        | Bhagur                                    |
|                   |                                                                                                                                                                | City:            | Nashik                                    |
|                   |                                                                                                                                                                | State:           | Maharashtra                               |
|                   |                                                                                                                                                                | Nearby Landmark: | Barnes School Road, Lahavit Phata Next To |
|                   |                                                                                                                                                                | Collateral ID:   | I26NSK502-089979                          |
| Legal Address:    | Flat No.4, 1st Floor, Shree Siddhi Apartment, S. No. 306/1a/5, Plot No. 4, Barnes School Road, Lahavit Phata Next To Nutan School, Mauje Bhagur Shiwar, Nashik |                  |                                           |
|                   |                                                                                                                                                                | Pin Code         | 422502                                    |
|                   |                                                                                                                                                                | 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:         | 2                                 | Class Of Locality:                      | Developed            |
| Carpet Area Measured: | No                                | Property Location:                      | Development Authoriy |
| Natute of Location:   | Urban                             | Distance Travelled From Operating       | 20                   |
| Green Housing:        | No                                | Distance from City Center Km:           | 12                   |
| Report Condition:     | Property Visited Report Submitted |                                         |                      |

### UNIT DETAILS

| Details      | No. of Rooms | No. of Kitchens | No of Bathrooms | Usages & Remark |
|--------------|--------------|-----------------|-----------------|-----------------|
| Ground Floor |              |                 |                 |                 |
| First Floor  | 3            | 1               | 2               | 2 BHK FLAT      |
| Second Floor |              |                 |                 |                 |
| Other1       |              |                 |                 |                 |
| Other2       |              |                 |                 |                 |

| Structure         | Occupancy Status | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
|-------------------|------------------|--------------------------|----------------------------------------------------|
| Rcc Structure     | Occupied         | Mr. Singh                | 3                                                  |
| Maintenance Level | Occupied Since   | Relationship of Occupant | Residual Age Of Property                           |
| Good              | 2 YEARS          | Tenent                   | 57                                                 |

### BOUNDARIES ON SITE

|                  | East      | West        | North       | South |
|------------------|-----------|-------------|-------------|-------|
| As per Sale Deed | Flat No.5 | Plot No.5   | Plot No.2   | Road  |
| Actual on Site   | Flat No.5 | Side Margin | Side Margin | Road  |
| Boundary         | Yes       |             |             |       |

| NDMA Details                           |                    |              |   |
|----------------------------------------|--------------------|--------------|---|
| Height Of Building(Above Ground Level) | Less than 15 meter | Seismic Zone | 3 |
| Flood Prone Area                       | No                 | CRZ          | 4 |

| 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:            | RESIDENTIAL |

| VALUATION                                                                |               |                   |            |
|--------------------------------------------------------------------------|---------------|-------------------|------------|
| Description                                                              | Area in Sq.Ft | Rate/Sq.Ft        | Amount (R) |
| Landarea                                                                 | 1             | 0                 | 0          |
| Carpet Area                                                              | 708           | 0                 | 0          |
| Super Built Up/Sellable Area                                             | 956           | 3450              | 3298200    |
| Other 1                                                                  | 1             | 0                 | 0          |
| Other 2                                                                  | 1             | 0                 | 0          |
| % Completion                                                             | 100           | TOTAL             | 3298200    |
| % Recommended                                                            | 100           | Realizable Value: | 3298000    |
| Realizable Value In Words : Rupees Thirty-Two Lakh Ninety-Eight Thousand |               |                   |            |

|                               |                  |             |             |
|-------------------------------|------------------|-------------|-------------|
| Visited By:                   | Mr. Kunal Sasane | Visited on: | 22-Sep-2026 |
| Violations observed (if any): | Na               |             |             |

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Remarks: | null   // documents refer - 1) draft agreement in the name of mr. sandip khandu kale is provided 2) seller deed of apt. in the name of mr. shantaram vasant waghmare wide reg. no. nsn-2/2348/2025 is provided 3) approved plan no. 7 (05) dt. 13.01.2021 issued by cantonment board, devlali 4) oc no. 3661/bld/e8/524 dt. 17.02.2023 issued by cantonment board, devlali 5) b/up area considred 35 percent loading above carpet as per seller sale deed and draft agreement 6) said property is identify with the help of site person and as per provided documents only 7) given valuation is based on provided documents only |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| OMNI DOCS FILES |          |           |           |
|-----------------|----------|-----------|-----------|
| File Name       | Latitude | Longitude | Go To Map |

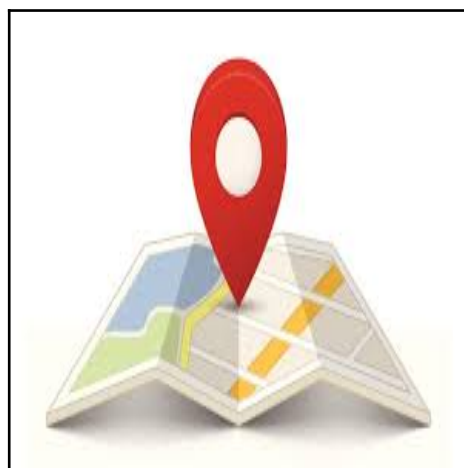
|                           |                                                                                                                                                                                              |                    |             |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------|
| Entered By:               | Kunal Sasane                                                                                                                                                                                 | Entered On:        | 23-Sep-2026 |
| Recommended by:           |                                                                                                                                                                                              | Completion Status: | Constructed |
| Recommender's Comment:    |                                                                                                                                                                                              |                    |             |
| Approver Name:            | Ganesh Pawar                                                                                                                                                                                 | Approver ID:       | HE008008    |
| Designation:              | Technical Manager                                                                                                                                                                            | Approved On :      | 23-Sep-2026 |
| Approver Recommendation : | RECOMMENDED                                                                                                                                                                                  |                    |             |
| Conditional Remark:       |                                                                                                                                                                                              |                    |             |
| Approver's Comment:       | ok to proceed. this is resale purchase case. the building plan and occupancy certificate issued by cantonment board, deolali. the property is 03 years old. a tenant noc must be documented. |                    |             |



Longitude: 73.8251416666667  
Latitude: 19.8772972222222  
Image Taken 17-SEP-2026 12:58:25



Longitude: 73.8252805555555  
Latitude: 19.8774694444444  
Image Taken 17-SEP-2026 12:53:15



## 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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