



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-164411	Application No.:	77000351606
Customer Name:	Akshay Vilasrao Bhalerao	Branch :	(10623) NASHIK ROAD
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Akshay Vilasrao Bhalerao	Mobile :	9975390733 9130807888

PROPERTY ADDRESS

Property Address:	Flat No 21, 3rd Floor, Vijay Laxmi Apartment, P No,2, S No 47/3/2 47/4/2, Near Jay Bhagavati Lawns, ,Old Saikheda Road, Sri Ram Nagar, Pawar Wadi,,Panchak Shiwar, Nashikroad, Nashik	Location:	Nashik Road
Legal Address:	Flat No 21, 3rd Floor, Vijay Laxmi Apartment, P No 2, S No 47/3/2 47/4/2, Near Jay Bhagavati Lawns, Old Saikheda Road, Sri Ram Nagar, Pawar Wadi, Panchak Shiwar, Nashikroad, Nashik	City:	Nashik
		Pin Code	422101
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Near Jay Bhagavati Lawns, Old Saikheda
		Collateral ID:	I26NSK101-089812

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	22
Green Housing:	No	Distance from City Center Km:	14
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Third Floor	2	1	1	1 BHK
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Sali	15
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2025	Tenant	45

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Marginal Space	Passage	Building Margin And Road	Flat No 22
Actual on Site	Marginal Space	Passage	Building Margin And Road	Flat No 22
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 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:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	533	0	0
Super Built Up/Sellable Area	720	2600	1872000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1872000
% Recommended	100	Realizable Value:	1872000

Realizable Value In Words : Rupees Eighteen Lakh Seventy-Two Thousand

Visited By:	Mr. Sagar Aher	Visited on:	23-Sep-2026
Violations observed (if any):	Na		
Remarks:	null provided documents are 1) draft agreement between akshay vilasrao bhalerao (buyer) and savita rambhau odhekar (seller) 2) deed of apartment no 9479/2011 dated 02/08/2011 3) sanctioned building plan no 30/2523 dated 21/09/2010 (nmc) 4) occupancy certificate no 1029 dated 06/06/2011 (nmc) 5) built up area is consider as per deed of apartment 6) property is identify by person met at site and asper provided documents 7) given rate is as per box price of unit		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
4.JPG			
3.JPG			
BUILDING OG PLAN-COMPRESSED.PDF			
DOA VIJAY LAXMI APT FLAT NO 21 SAVITA ODHEKAR-	29.94635972222223	77.52733527777778	
SALE DEED-6-COMPRESSED.PDF			

Entered By:	Sagar Aher	Entered On:	23-Sep-2026
Recommended by:		Completion Status:	Construction Is Complete
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 nmc. the property is 15 years old. a tenant noc must be obtained.		



Longitude: 73.85171402245649

Latitude: 19.977973584916924

Image Taken



Longitude: 73.85175190866065

Latitude: 19.97796413189505

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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