



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-150758	Application No.:	77000346491
Customer Name:	Vishal Arun Mistri	Branch :	(10019) JALGAON
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Vishal Arun Mistri	Mobile :	9970107235 9021079207

PROPERTY ADDRESS

Property Address:	Plot No. 108(South Side Part), Gat No. 105/1/2/3/4, Prem Nagar, Near Sharda English Medium School, Behind Mahadev Temple, Back Site Of Fire Station, Krushnapuri Shivar, Tal. Pachora, Dist. Jalgaon.	Location:	Pachora
Legal Address:	Plot No. 108(South Side Part), Gat No. 105/1/2/3/4, Prem Nagar, Near Sharda English Medium School, Behind Mahadev Temple, Back Site Of Fire Station, Krushnapuri Shivar, Tal. Pachora, Dist. Jalgaon.	City:	Pachora
		Pin Code	424201
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Near Sharda English Medium School,
		Collateral ID:	I26PCH201-083112

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	110
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
Second Floor				
Other1				
Other2				
Ground Floor	3	1	1	2BHK
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Vishal Arun Mistri	15
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2011	Self	45

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 98	9 M Road	Part Of Plot No. 108	Part Of Gat No. 105
Actual on Site	Plot No. 98	9 M Road	Part Of Plot No. 108	Part Of Gat No. 105
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:	GROUND FLOOR - 2BHK

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1006	1800	1810800
Carpet Area	373	0	0
Super Built Up/Sellable Area	448	2000	896000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2706800
% Recommended	100	Realizable Value:	2707000

Realizable Value In Words : Rupees Twenty-Seven Lakh Seven Thousand

Visited By:	Er Kiran Jadhav_Hfc	Visited on:	02-Sep-2026
Violations observed (if any):			
Remarks:	null provided documents are sale deed of jayabai arun mistari having doc. no. 1210/2010, approved layout by adtp jalgaon, approved building plan no. 535 dated 14/03/2011 by municipal council pachora, commencement certificate no. 535 dated 14/03/2011 by municipal council pachora, na order no. land/1095/sr/206 by collector jalgaon, latest 7/12 extract etc. land area is taken on sale deed and latest 7/12 extract. built up area is taken as per provided approved building plan. as per approved building plan built up area is mentioned as per site built up area is more than approved building plan.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

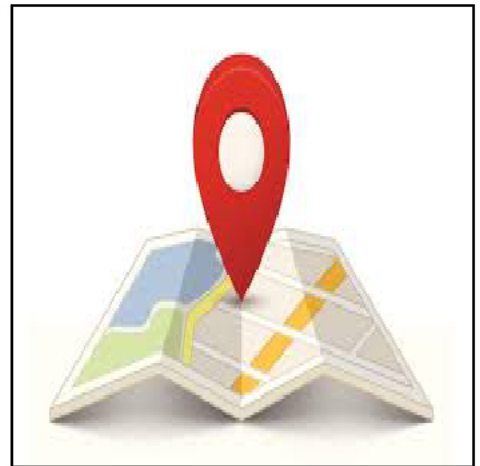
Entered By:	Er Kiran Jadhav_Hfc	Entered On:	04-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	04-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the extract 7/12, na order, and layout received. building plan and permission issued by municipal council pachora. the land area as per deed and approved built-up area as per plan is considered for the valuation. the extra construction area excluded from calculations.		



Longitude: 75.3559469444444
Latitude: 20.659470833333334
Image Taken



Longitude: 75.3559469444444
Latitude: 20.659470833333334
Image Taken



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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