



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-156475	Application No.:	77000351273
Customer Name:	Kantilal Manakchand Chajjed	Branch :	(10108) NASHIK
Product Name:	Nhl - Rnhl - Nrp - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Kantilal Manakchand Chajjed	Mobile :	8857974444 9021215475

PROPERTY ADDRESS

Property Address:	Office No.01,1st Floor, Business Bay Premises Chsl,Final Plot No. 129, S. No. 616/A, 616/B,B/H. Hotel,Sandip, Nr. Sopan Hospital, Shree Hari Kute Marg, ,Mumbai Naka, At.Nashik Shiwar,Tal.Dist.Nashik.	Location:	Nashik City
Legal Address:	Office No.01, 1st Floor, Business Bay Premises Chsl.Final Plot No. 129, S. No. 616/A, 616/B, B/H. Hotel Sandip, Nr. Sopan Hospital, Shree Hari Kute Marg, Mumbai Naka, At.Nashik Shiwar,Tal.Dist.Nashik.	City:	Nashik
		Pin Code	422001
		State:	Maharashtra
		Country	India
		Nearby Landmark:	B/H. Hotel Sandip, Nr. Sopan Hospital,
		Collateral ID:	I26NSK001-087860

PROPERTY DETAILS

Type Of Property:	Offices	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	7	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	8
Green Housing:	No	Distance from City Center Km:	02
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	1	0	1	01 OFFICE
Second Floor				
Other1				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Kothari	08
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	05	Seller Occupied	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Side Marginal Space	Passage	Side Marginal Space	Unit No.2
Actual on Site	Side Marginal Space	Passage	Side Marginal Space	Unit No.2
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 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	1249	0	0
Super Built Up/Sellable Area	1873	15000	28095000
Loft Area	560	15000	8400000
Pakring	2	350000	700000
% Completion	100	TOTAL	37195000
% Recommended	100	Realizable Value:	37195000
Realizable Value In Words : Rupees Three Crore Seventy-One Lakh Ninety-Five Thousand			

Visited By:	Er Kiran Jadhav_Hfc	Visited on:	17-Sep-2026
Violations observed (if any):	Na		
Remarks:	null documents submitted for valuation 1) draft copy made between kamlesh kantilal kothari and mrs. harsha kantilal chhajed. 2) sellers allotment agreement no. 2612/2018. date 31/03/2018. 3) cc issued by nmc no. Ind/bp/a1/195/819. date 26/06/2015.3) gpa no. 479. date 23/01/2018. 4) full occupancy certificate by nmc approval no 20958 dated 25/05/2018 and oc plan by nmc approval no 20958 dated 25.05.2018 5) carpet area considered as per sellers agreement copy. 6) carpet area 1149.00sqft plus balcony area 100.00sqft total carpet area 1249.00sqft. (add 50 percent) 624.00sqft total b/up area 1873.00sqft. 7) subject property identified as per provided agreement and oc plan, and contact person met at site. 9) the minimum carpet area considerd as seller sale deed. the loft area not mentioned in seller deed but 50 percent loft mentioned in oc plan and provided revised drfat agreement hence loft area considered in report.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Er Kiran Jadhav_Hfc	Entered On:	18-Sep-2026
Recommended by:	Pravin Pagar	Completion Status:	Constructed
Recommender's Comment:	Nrp Purchase Case . Loft Area Not Mentioned In Sellers Deed But Fabricated Loft Available On Site ,Same Is Approved In Oc Plan And Also Mentioned In Customers Draft Hence It Is Considered For The Valuation. Credit To Note Registered Agreement With Loft Needs To Be Verified Before Cheque Handover		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	18-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved. registered sale agreement to be vetted by avg team before cheque handover		



Longitude: 73.77982243895507

Latitude: 19.990764258000855

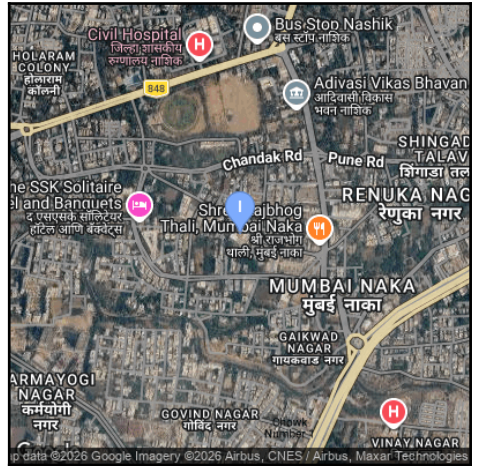
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Longitude: 73.77978119999366

Latitude: 19.99078977907045

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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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