



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-143082	Application No.:	77000335912
Customer Name:	Mukund Sudhakar Nikam	Branch :	(10623) NASHIK ROAD
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Mukund Sudhakar Nikam	Mobile :	8888731463 7741944793

PROPERTY ADDRESS

Property Address:	Flat No 303, 3rd Floor, Jyoti Heights Apartment, P,No 7, S No 163/3/18, Near Akshata Lawns, Thakare ,Mala, Meri Rasbihari Link Road, Ayodhya Nagari, ,Nashik Shahar 1, Nashik	Location:	Nasik Panchavati
Legal Address:	Flat No 303, 3rd Floor, Jyoti Heights Apartment, P No 7, S No 163/3/18, Near Akshata Lawns, Thakare Mala, Meri Rasbihari Link Road, Ayodhya Nagari, Nashik Shahar 1, Nashik	City:	Nashik
		Pin Code	422003
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Near Akshata Lawns, Thakare Mala, Meri
		Collateral ID:	I26NSK003-077986

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	32
Green Housing:	No	Distance from City Center Km:	8
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	3	1	2	2 BHK
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Underconstruction	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Underconstruction	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No 301	Building Open Space	Building Open Space	Flat No 302
Actual on Site	Flat No 301 Passage	Side Margin	Side Margin	Flat No 302
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:	UNDERCONSTRUCTION

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	493	0	0
Super Built Up/Sellable Area	690	3900	2691000
Parking	1	250000	250000
Other 2	1	0	0
% Completion	80	TOTAL	2941000
% Recommended	80	Realizable Value:	2941000

Realizable Value In Words : Rupees Twenty-Nine Lakh Forty-One Thousand

Visited By:	Mr. Sagar Aher	Visited on:	21-Aug-2026
Violations observed (if any):	Na		
Remarks:	null provided documents are 1) draft agreement between mukund sudhakar nikam and other (buyer) and jyoti prestige partnership firm (seller) 2) sanctioned building plan no 19240 dated 03/04/2025 (nmc) 3) commencement certificate no 19240 dated 03/04/2025 (nmc) 4) at the time of site visit plaster work is completed 5) carpet area is consider as per sanctioned building plan with 40 percentage loading 6) property is identify by person met at site and as per provided documents 7) plot area is less than 500 sq meter hence rera not applicable to the said project		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
4.JPG	NULL	NULL	
IMG_20260821_143103.JPG			
3.JPG			
JYOTI HEIGHTS - 303.PDF			
NIKAM PARKING LETTER.PDF			

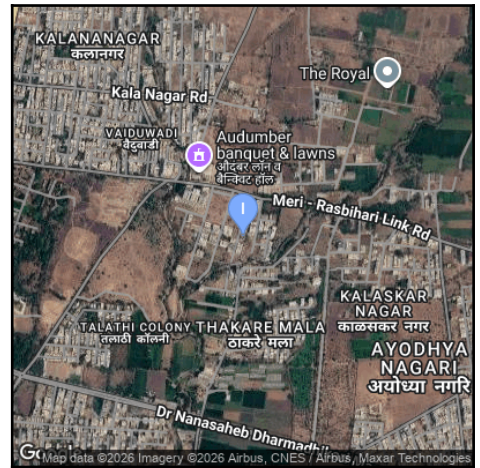
Entered By:	Sagar Aher	Entered On:	21-Aug-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	21-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the property is under construction and the construction work is 80 percent completed. a necessary approvals to be taken for non-apf case.		



Longitude: 73.8128474727294
Latitude: 20.030237572533014
Image Taken



Longitude: 73.81286088377468
Latitude: 20.030211111111111
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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