



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-154330	Application No.:	77000353086
Customer Name:	Ambadas Hiranman Jadhav	Branch :	(10623) NASHIK ROAD
Product Name:	HI - RHI - Home Purchase - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Ambadas Hiranman Jadhav	Mobile :	9822356123 7507580804

PROPERTY ADDRESS

Property Address:	Bungalow On Plot No 19(East Side), Gat No 704/3, ,Mpn 3186, Near Bhairvnath Hotel, Near Snjb Lodha , Ladies Hostel, Chandvad, Nashik	Location:	Chandwad		
		City:	Nashik	Pin Code	423101
		State:	Maharashtra	Country	India
Legal Address:	Bungalow On Plot No 19(East Side), Gat No 704/3, Mpn 3186, Near Bhairvnath Hotel, Near Snjb Lodha Ladies Hostel, Chandwad, Nashik	Nearby Landmark:	Near Bhairvnath Hotel, Near Snjb Lodha		
		Collateral ID:	I26NSK101-086332		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	190
Green Housing:	No	Distance from City Center Km:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	3	1	2	2 BHK
First Floor	4		2	4 BEDROOM
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Pawar	21
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2026	Tenant	39

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No 20	Plot No 19 Part Sudhi Bambar	Plot No 24	Colony Road
Actual on Site	Plot No 20	Remaining Part Of Plot No 19	Plot No 24	Colony Road
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	1776	1700	3019200
Carpet Area	1272	0	0
Super Built Up/Sellable Area	1526	1600	2441600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5460800
% Recommended	100	Realizable Value:	5461000

Realizable Value In Words : Rupees Fifty-Four Lakh Sixty-One Thousand

Visited By:	Mr. Sagar Aher	Visited on:	10-Sep-2026
Violations observed (if any):	Na		
Remarks:	null provided documents are 1) sale deed no 4251/2023 dated 15/12/2023 2) tax assessment no 98/5 dated 11/09/2026 (chandwad municipal council) 3) na order no 28/82 dated 09/11/1982 (collector nashik) (for residential) 4) true copy layout plan no 986 dated 09/05/2002 (adtp) 5) plot area is consider as per sale deed and built up area is cosider as per sale deed and tax assessment 6) property is identify by person met at site andas per provided documents 7) given valuation is only based on provided documents		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
IMG-20260911-WA0011.JPG			
DOCSCANNER 18 DEC 2023 5-05 PM-COMPRESSED.PDF			
4.JPG	NULL	NULL	
3.JPG	20.332600278648556	74.23717964440759	

Entered By:	Sagar Aher	Entered On:	16-Sep-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	16-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the na order and layout received. tax assessment issued by chandwad municipal council. the built-up area as per tax assessment (within permissible limit) is considered for the valuation. the property is 21 years old. a tenant noc and latest tax receipts to be documented.		



Longitude: 74.23718601465079

Latitude: 20.332600278648556

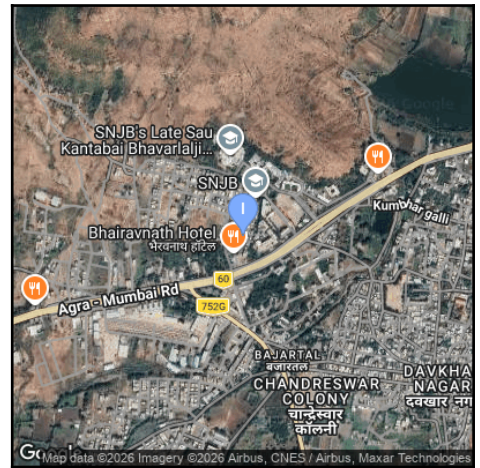
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Longitude: 74.23717696219416

Latitude: 20.332616312310165

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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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