



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-158953	Application No:	77000354887
Customer Name:	Sumit Dnyandev Chavan		(10167) DHULE
Product Name:	HI - Rhl - Self Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sumit Dnyandev Chavan	Mobile :	8862071189 8080356796

PROPERTY ADDRESS

Property Address:	Plot No.7b, Sr.No.132/1/A/B/2 Dwarka Nagari Near Narmadeshwar Mahadev Temple At-Shingave Shivar Tal.Shirpur Dist.Dhule	Location:	Shirpur
		City:	Dhule Pin Code 425405
		State:	Maharashtra Country India
Legal Address:	Plot No.7b, Sr.No.132/1/A/B/2 Dwarka Nagari Near Narmadeshwar Mahadev Temple At-Shingave Shivar Tal.Shirpur Dist.Dhule	Nearby Landmark:	Near Narmadeshwar Mahadev Temple
		Collateral ID:	I26DHU405-088289

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:	Gram Panchayat
Material at site:		Distance Travelled From Operating Office:	130
Nature of Location:	Urban	Distance from City Center Km:	5
Green Housing:	No	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	2	1	1	1BHK WC BATH
First Floor	3		1	3BED WC BATH
Second Floor				
Other1				
Other2				

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No.8a	Plot No.7a	Sr No.133	12m Road
Actual on Site	Plot No.8a	Plot No.7a	Sr No.133,Agri Land	Colony Road
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	4
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate:	1
Realizable ₹ :	2		
VALUATION DETAILS			
Description	Area in Sq. Ft	Rate per Sq.Ft	Amount(R)
Land	1231	1500	1846500 (A)
Construction	1227	2000	2454000 (B)
EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT			
DESCRIPTION	RATE	QUANTITY	AMOUNT
Desc 2	0	0	0
Desc 3	0	0	0
Desc 4	0	0	0
Desc 5	0	0	0
Desc 6	0	0	0
Desc 7	0	0	0
Desc 8	0	0	0
Desc 9	0	0	0
Desc 10	0	0	0
Desc 11	0	0	0
Desc 12	0	0	0
Desc 1	0	0	0
Value As On Date:	2705400	Value of extra Amenities	0
% Completion	35	Amenities %Completion	0
% Recommended	35	Amenities %Recommendation	0
Reliazable value:	4300500	Realizable value Round Off:	4301000
Realizable Value In Words:	Forty-Three Lakh One Thousand		
Visited By:	Truemark Advisors Llp_Hfc	Visited on:	16-Sep-2026
Violations observed (if any):			
Remarks:	null provided docs for valuations 1.sale deed-339/2026 7/12 extract estimate and building plan-under low risk based building permission-issued by tpo dhule, na order-nasr/43/2010 date-29/05/2010 sdo shirpur. layout plan-tpo dhule building permission-appendix-k1 form-under low risk based permission-er mahendra patil lic no.135,shirpur. town planning betterment charges paid receipt-dt.24/02/2026 tpo dhule.2.considering plot area as per deed and b/up area as per sanction building plan 3. on site gf plinth work is completed same work is considered. 4.property is in shingave gp limit which is adj to shirpur muncpal council location.case is review for product change and built up rate change.		
OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Truemark Advisors Llp	Entered On:	19-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
App Designation:	Technical Manager	Approved On:	19-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is self construction. the construction work is in progress. the building plan and permission under low risk issued by tpo. the plot area as per deed and built-up area as per approved building plan is considered for the valuation. the property is situated in under-developed area and within the limit of gram panchayat.		



Longitude: 74.86772888888888
Latitude: 21.35008277777778
Image Taken



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Latitude: 21.35008277777778
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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