



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-164720	Application No.:	77000351751
Customer Name:	Aman Niyamat Shaikh	Branch :	(10818) NASHIK PANCHWATI
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Aman Niyamat Shaikh	Mobile :	9834570348 9665557851

PROPERTY ADDRESS

Property Address:	Flat No C301, 3rd Floor, Building C, Hari Shraddha, Apartment, P No 1 2 3 B (P) S No 2a/1a/1 1/20 24/2/1/4(P), Near Mhasoba Maharaj Mandir, Nashik Road,, Datta Mandir Road, Deolali Shiwar, Nashik	Location:	Nashik Road
Legal Address:	Flat No C301, 3rd Floor, Building C, Hari Shraddha Apartment, P No 1 2 3 B (P) S No 2a/1a/1 1/20 24/2/1/4(P), Near Mhasoba Maharaj Mandir, Nashik Road, Datta Mandir Road, Deolali Shiwar, Nashik	City:	Nashik
		Pin Code	422101
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Near Mmhasoba Maharaj Mandir, Nashik
		Collateral ID:	I26NSK101-094330

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
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	8
Green Housing:	No	Distance from City Center Km:	14
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	Occupied	Chaudhary	9
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2024	Seller	51

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Lobby Staircase And Flat No	Marginal Space Of The	Flat No C 302 Of The Same	Marginal Space Of The
Actual on Site	Lobby Staircase And Flat No	Marginal Space Of The	Flat No C 302	Marginal Space Of The
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	3

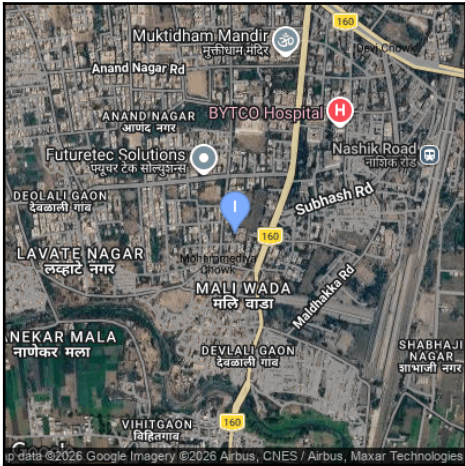
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	732	0	0
Super Built Up/Sellable Area	988	4100	4050800
Parking	1	250000	250000
Other 2	1	0	0
% Completion	100	TOTAL	4300800
% Recommended	100	Realizable Value:	4301000
Realizable Value In Words : Rupees Forty-Three Lakh One Thousand			

Visited By:	Mr. Sagar Aher	Visited on:	23-Sep-2026
Violations observed (if any):	Na		
Remarks:	null provided documents are 1) draft agreement between aman niyamat shaikh (buyer) and ravikant gajmal chaudhari (seller) 2) sale deed no 4588/2017 dated 17/07/2017 3) occupancy certificate no 18552 dated 29/04/2017 (nmc) 4) carpet area is consider as per sale deed with 35 percentage loading 5) property is identify by person met at site and as pe provided documents 6) given rate is as per box price of unit 7) case is review for rate revision		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
AMAN SHAIKH DOCUMENTS.PDF			
3.JPG	NULL	NULL	
4.JPG	NULL	NULL	
5.JPG	NULL	NULL	
DEED OF APARTMENT- AMAN NIYAMAT SHAIKH- HARI	NULL	NULL	

Entered By:	Sagar Aher	Entered On:	06-Oct-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	06-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is resale purchase case. occupancy certificate issued by nmc. the property is 09 years old and occupied.		



Longitude: 73.8347030555555

Latitude: 19.945296388888888

Image Taken 23-SEP-2026 14:08:20

Longitude: 73.8348388888888

Latitude: 19.945438333333332

Image Taken 23-SEP-2026 14:05:59

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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