



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-173041	Application No.:	77000353606
Customer Name:	Rakhamabai Balu Aher	Branch :	(10818) NASHIK PANCHWATI
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Rakhamabai Balu Aher	Mobile :	9226063394 8975937461

PROPERTY ADDRESS

Property Address:	Row House No.2, Aradhya Villa-D, Gat No. 299/1/B,,Plot No.25, Near Swami Samartha Kendra,Kailasraja Nagar, Ring Road, Mauje Trambakeshwar,Shiwar, Tal. Trambakeshwar, Dist. Nashik	Location:	Trimbak		
		City:	Nashik	Pin Code	422212
			State:	Maharashtra	Country
Legal Address:	Row House No.2, Aradhya Villa-D, Gat No. 299/1/B, Plot No.25, Near Swami Samartha Kendra, Kailasraja Nagar, Ring Road, Mauje Trambakeshwar Shiwar, Tal. Trambakeshwar, Dist. Nashik	Nearby Landmark:	Near Swami Samartha Kendra, Kailasraja		
		Collateral ID:	I26NSK212-094565		

PROPERTY DETAILS

Type Of Property:	Row House	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	40
Green Housing:	No	Distance from City Center Km:	40
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	1	1	1	1 RK
First Floor	2	0	1	2 ROOMS
Second Floor				
Other1				
Other2				

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Row House No.1	Row House No.3	Nala And Gat No.303	9 Mt. Road
Actual on Site	Row House No.1	Row House No.3	Side Margin And Nala	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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	767	0	0
Carpet Area	819	0	0
Super Built Up/Sellable Area	1064	4200	4468800
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4468800
% Recommended	100	Realizable Value:	4469000

Realizable Value In Words : Rupees Forty-Four Lakh Sixty-Nine Thousand

Visited By:	Mr. Kunal Sasane	Visited on:	06-Oct-2026
Violations observed (if any):	Na		

Remarks:	null // documents refer- 1) draft agreement in the name of mr. rakhamabai balu aher is provided 2) cc no. ccntw/b/2024/apl/00282 dt. 05.02.2025 3) approved building plan no. tmc/338/2025 dt. 05.02.2025 4) oc no. ccntw/fo/2026/apl/00134 dt. 05.01.2026 5) b/up area considred 30 percent loading above carpet as per approved plan 6) said property i sidentify with the help of site person and as per provided documents only 7) given valuation is based on unit cost of said property and as per provided documents only
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Kunal Sasane	Entered On:	06-Oct-2026
Recommended by:		Completion Status:	Constructed
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 for builder purchase case. the approved building plan, commencement, and occupancy certificate received. a necessary approvals to be taken for non apf case.		



Longitude: 73.54108333333333
Latitude: 19.935713888888888
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Latitude: 19.936158333333335
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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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