



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-158883	Application No.:	4600000795
Customer Name:	Sachin Atmaram Baviskar	Branch :	(10167) DHULE
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sachin Baviskar Atmaram	Mobile :	9373121104 9518591803

PROPERTY ADDRESS

Property Address:	Rowhouse Unit No.1 On North Part Of Plot No.20,Gat No.211/1/2 Jajuwadi Near Kbh Pharmacy College,Bhaygaon Raod At-Bhaygaon Shivar,Tal.Malegaon Dist.Nashik	Location:	Malegaon City
Legal Address:	Rowhouse Unit No.1 On North Part Of Plot No.20 Gat No.211/1/2 Jajuwadi Near Kbh Pharmacy College Bhaygaon Raod At-Bhaygaon Shivar Tal.Malegaon	City:	Nashik Pin Code 423203
		State:	Maharashtra Country India
		Nearby Landmark:	Near Kbh Pharmacy College
		Collateral ID:	I26NSK203-086826

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	UNDER DEVELOPMENT
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Rural	Distance Travelled From Operating	130
Green Housing:	No	Distance from City Center Km:	4
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	1HK WC BATH
First Floor	2		1	2BED
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction		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	Plot No.19	Road	Gat No.212	Rowhouse Unit No.2 On Pl.No.
Actual on Site	Adj Vacant Plot	Road	Adj Vacant Plot	Part Of Plot Rowhouse Unit
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
Total Value ₹:	2	Floorwise Usage:	GF PLUS FF 2BHK WC

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	551	1600	881600
Carpet Area	406	0	0
Super Built Up/Sellable Area	488	2300	1122400
Other 1	1	0	0
Other 2	1	0	0
% Completion	95	TOTAL	2004000
% Recommended	95	Realizable Value:	2004000
Realizable Value In Words : Rupees Twenty Lakh Four Thousand			

Visited By:	Truemark Advisors Llp_Hfc	Visited on:	16-Sep-2026
Violations observed (if any):			

Remarks:	null provided docs for valuation 1.ats draft copy-sachin aatmaram baviskar,seller deed-3184/2000,2297/2023 sanction building plan and cc-ddmmc-25-113282 date-10/8/2026-malegaon municipal corporation, na order-nasr/1/1998 date-19/6/2000 sdo malegaon layout plan-25/11/1998-tpo nashik. 2.on site gf plus ff 2bhk wc bath rowhouse is there. as on site door/windows installation and int. ext. final finishing work is pending same work stage is given. 3. considering plot area and b/up as per deed draft and sanction building plan for calculations. 4.unit rates are considered to match market value of property.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Truemark Advisors Llp	Entered On:	16-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	17-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the construction work is in progress. the area as per plan is considered for the valuation. a necessary approvals to be taken for non apf case.		



Longitude: 74.50644694444445
Latitude: 20.584835277777778
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Longitude: 74.50644694444445
Latitude: 20.584835277777778
Image Taken 16-SEP-2026 17:20:49



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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