



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-168035	Application No.:	77000364243
Customer Name:	Yogesh Popat Ahire	Branch :	(10623) NASHIK ROAD
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Yogesh Popat Ahire	Mobile :	7588173795 9890788980

PROPERTY ADDRESS

Property Address:	Flat No.502, 5th Floor, Sai Vihang Cohsl, Plot No.20, S.No. 733/2b/3/21, Tps li, Final Plot No.486, ,Near Bilvadal Shiv Mandir, Parijat Nagar, Mahatma ,Nagar, Nashik Shiwar, Nashik	Location:	Nasik Ind Estate		
		City:	Nashik	Pin Code	422007
Legal Address:	Flat No.502, 5th Floor, Sai Vihang Cohsl, Plot No.20, S.No. 733/2b/3/21, Tps li, Final Plot No.486, Near Bilvadal Shiv Mandir, Parijat Nagar, Mahatma Nagar, Nashik Shiwar, Nashik	State:	Maharashtra	Country	India
		Nearby Landmark:	Near Bilvadal Shiv Mandir, Parijat Nagar,		
		Collateral ID:	I26NSK007-093259		

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:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	42
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				
First Floor				
Fifth Floor	4	1	2	3 BHK
Other1				
Other2				

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Lobby, Staircase, Lift And Flat	Side Margin	Side Margin	Side Margin
Actual on Site	Lobby, Staircase, Lift And Flat	Side Margin	Side Margin	Side Margin
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:	UNDERCONSTRUCTION

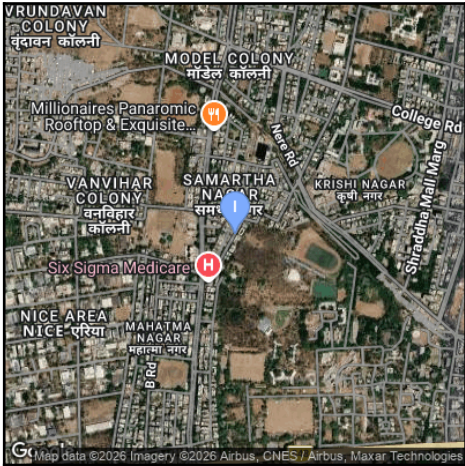
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	743	0	0
Super Built Up/Sellable Area	1040	7500	7800000
Parking	1	300000	300000
Other 2	1	0	0
% Completion	95	TOTAL	8100000
% Recommended	95	Realizable Value:	8100000

Realizable Value In Words : Rupees Eighty-One Lakh

Visited By:	Mr. Sagar Aher	Visited on:	29-Sep-2026
Violations observed (if any):	Na		
Remarks:	null provided documents are 1) allotment agreement no. 6985/2025. date 13/06/2025 2) development agreement no. 9449/2024. date 23/09/2024 3) sanctioned building plan no Ind/bp/a1/bp/196.date 23/10/2024 (nmc) 4) commencement certificate no Ind/bp/a1/bp/196.date 23/10/2024 (nmc) 5) rera certificate (24/03/2025 and ending date 31/12/2028) 6) carpet area is consider as per sanctioned building plan with 40 percentage loading 7) customer has already house in said redeveloped building hence due to old house customer has allotted 574 sq ft carpet area and customer newly purchase 743 sq ft carpet area hence we consider same area for given valuation in builder purchase case 8) at the time of site visit finishing work is in progress 9) case review for add parking		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
IMG-20261016-WA0007.JPG	NULL	NULL	
3.JPG	20.001760833333332	73.75551944444445	
4.JPG	20.001975	73.75562638888889	
5.JPG			
DOCSCANNER 17 SEPT 2026 23-11-COMPRESSED (1).PDF			
DOCSCANNER 26 SEPT 2026 17-52.PDF			

Entered By:	Sagar Aher	Entered On:	16-Oct-2026
Recommended by:		Completion Status:	Final Takeover
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	16-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the construction work is in progress. the building plan and commencement certificate issued by nmc. rera certificate received. a necessary approval to be taken for non apf case. the report is reviewed to add on car parking charges.		



Longitude:	73.75547833333333	Longitude:	73.75562638888889
Latitude:	20.001858055555555	Latitude:	20.001975
Image Taken	29-SEP-2026 11:57:31	Image Taken	29-SEP-2026 11:54:33

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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