



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-81458	Application No.:	77000270320
Customer Name:	Sumit Suryakant Dhembre	Branch :	(10168) NANDED
Product Name:	Nhl - Rnhl - Nrp - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Sumit Suryakant Dhembre	Mobile :	7020724644 8390645964

PROPERTY ADDRESS

Property Address:	Golden Balaji Idli And Tiffin Shop No.08, Ground ,Floor, Rabbani Complex, M.C.No.1-12-912/1, Plot No,09, Cts No.8438, Sr.No.50, Kishor Nagar, Tilak ,Nagar Road, At-Asadullabad, Tal And Dist- Nanded	Location:	Ashok Nagar Nanded
Legal Address:	Golden Balaji Idli And Tiffin Shop No.08, Ground Floor, Rabbani Complex, M.C.No.1-12-912/1, Plot No.09, Cts No.8438, Sr.No.50, Opposite Icad And Salasar Granite Shop, Kishor Nagar, Tilak Nagar Corner, Anand Nagar Road, At - Asadullabad, Tal And Dist - Nanded - 431605	City:	Nanded Pin Code 431605
		State:	Maharashtra Country India
		Nearby Landmark:	Opposite Icad And Salasar Granite Shop,
		Collateral ID:	I26NDD605-050955

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	2	Class Of Locality:	Developed
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	135
Green Housing:	No	Distance from City Center Km:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other1				
Other2				
Ground Floor	1			SHOP
First Floor				
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Golden Balaji Idli	28
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2026	Self-Occupied	32

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Shop No.09 Of Joshi	Shop No.07 Of Patwari	Compound Wall 3 Feet Galli	Anad Nagar Workshop Road
Actual on Site	Shop No 9 Of Mr Joshi	Shop No 7 Of Mr Patwari	Compound 3 Ft Galli	Anand Nagar Workshop 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:	COMMERCIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	0	0	0
Carpet Area	168	0	0
Super Built Up/Sellable Area	210	29000	6090000
Other 1	0	0	0
Other 2	0	0	0
% Completion	100	TOTAL	6090000
% Recommended	100	Realizable Value:	6090000
Realizable Value In Words : Rupees Sixty Lakh Ninety Thousand			

Visited By:	Mantri Valuer And Consultants_Hfc	Visited on:	28-May-2026
Violations observed (if any):	Na		
Remarks:	null 1) the draft of ats between seller mr piraji s shengade and purchaser mr sumit s dhembre is provided , 2) previous owner sale deed having deed no 180 dated 20-01-2020 in the favour of mr piraji s chengade,3) tax receiptof book no. 177 year 2019-20, 4) na order given by sdo nanded dated 01-09-1982, 5) copy of online downloaded pr card, 6) copy of floor plan attched in oold sale deed 7) copy of tax assesment dated on 30-04-2026, 8) at the time of visit mr sumit dhembre was present 9) as per sale deed the shop area is 242 sq ft but as per tax assesment it is 210 sq ft hence we are considering lower side area for valuation purpose		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
3.JPG			

Entered By:	Mantri Valuer And Consult Mantri	Entered On:	31-May-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	31-May-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the property is located in prime commercial area and self-occupied. property is 28 years old. property card and tax assessment received.		



Longitude: 77.31212388888889
Latitude: 19.551699722222224
Image Taken NULL



Longitude: 77.31212388888889
Latitude: 19.551699722222224
Image Taken NULL



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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