



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-162300	Application No.:	77000341672
Customer Name:	Arun Kumar Arora	Branch :	(10108) NASHIK
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Arun Kumar Arora	Mobile :	7827877700 9518387102

PROPERTY ADDRESS

Property Address:	Flat No 302, 3rd Floor, Wing D, Treeland-Phase-2, Abh Treeland, S No 26/1, 28/1/2/1, 28/1/2/2, 24, , 25/1, 25/2, 167, Hissa No. 9 At S. No. 21/1/3, At Gangapur Shivar Tal And Dist Nashik	Location:	Nashik H P T College
Legal Address:	Flat No 302, 3rd Floor, Wing D, Treeland-Phase-2, Abh Treeland, S No 26/1, 28/1/2/1, 28/1/2/2, 24, 25/1, 25/2, 167, Hissa No. 9 At S. No. 21/1/3, Near Someshwar Temple, Gangapur Road At Gangapur Shivar Tal And Dist Nashik	City:	Nashik Pin Code 422005
		State:	Maharashtra Country India
		Nearby Landmark:	Near Someshwar Temple, Gangapur Road
		Collateral ID:	I26NSK005-088858

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	21	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	30
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
3rd Floor	5	1	4	4 BHK
Other2				
Ground Floor				
First Floor				
Second Floor				

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Marginal Space/E - Wing	Flat No. 303	Flat No. 301	Marginal Space
Actual on Site	Side Margin And Wing E	Passage And Flat No 303, 304	Flat No 301	Side Margin
Boundary	Yes			

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

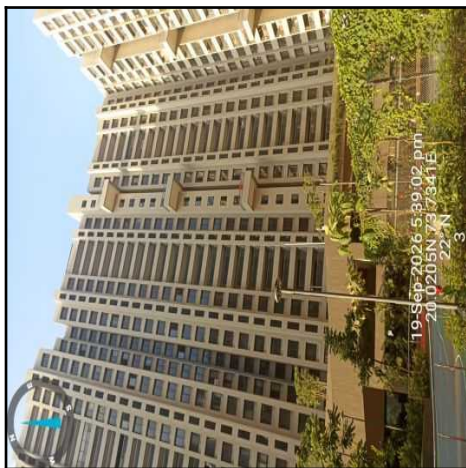
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	BASEMENT FLOOR PLUS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1592	0	0
Super Built Up/Sellable Area	2229	7500	16717500
Parking	3	500000	1500000
Other 2	1	0	0
% Completion	100	TOTAL	18217500
% Recommended	100	Realizable Value:	18218000
Realizable Value In Words : Rupees One Crore Eighty-Two Lakh Eighteen Thousand			

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	19-Sep-2026
Violations observed (if any):	Nill		
Remarks:	null 1) subject property is residential 4 bhk flat 2) technical visit done by nilesh and report made by vaishnavi 3) latitude 20.020853, longitude 73.735117 4) draft deed between abh developers pvt ltd and mr. arun kumar arora, mrs. mohini arun arora 5) rera certificate no p51600034705, registration shall be valid for a period commencing from 20/04/2022 and ending with 31/12/2026 6) building plan is issued by nmc nashik reff no b1/bp/446/2022, dt 21/01/2022 7) commencement certificate is issued by nmc nashik reff no b1/bp/446/2022, dt 21/01/2022 8) carpet area consider a sper plan and 40 percent loading is consider for bua		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Propedge Valuations Pvt L	Entered On:	21-Sep-2026
Recommended by:	Ganesh Pawar	Completion Status:	Constructed
Recommender's Comment:	Ok To Proceed. This Is Builder Purchase Case. The Building Plan And Commencement Certificate Issued By Nmc. A Necessary Approvals To Be Taken For Non Apf Case.		
Approver Name:	Pravin Pagar	Approver ID:	HE016031
Designation:	Regional Technical Manager	Approved On :	21-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. project by cat a builder . necessary approvals need to obtain for non apf case		



Longitude: 73.735117

Latitude: 20.020853

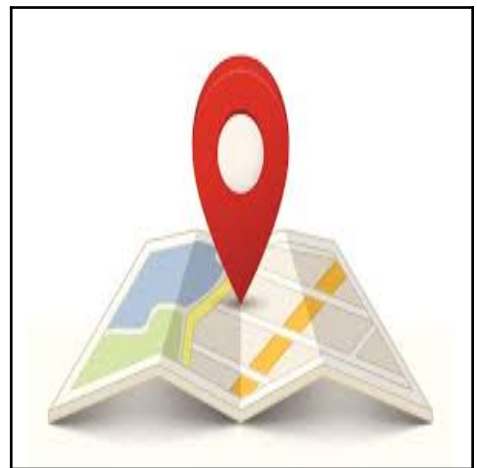
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Longitude: 73.735117

Latitude: 20.020853

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DECLARATION

I/We hereby 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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