

Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-168112	Application No.:	77000363033
Customer Name:	Kulbhushan Natha Shejule	Branch :	(10053) AURANGABAD
Product Name:	Hi - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Kulbhushan Natha Shejule	Mobile :	8956621617 7304407795

PROPERTY ADDRESS

Property Address:	North Part Of Plot No.28 Sr No 457 Cts No.18144, At Shadre Nagar Samangoav Road ,Rajputwadi, At-Jaina Tal Dist.Jaina	Location:	Jaina Mondha / Ambika Bazar
		City:	Jaina Pin Code 431203
		State:	Maharashtra Country /India
Legal Address:	North Part Of Plot No.28 Sr No 457 Cts No.18144 At Shadre Nagar Samangoav Road Rajputwadi, At-Jaina Tal Dist.Jaina	Nearby Landmark:	Bh-Dyan Sanjivani School Samangoav
		Collateral ID:	I26JNA203-093338

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:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	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	2	1	1	1BHK WC BATH
First Floor				
Second Floor				
Other1				
Other2				

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/Built up/Saleable Area	1	Land/Built up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	GF 1BHK WC BATH

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	640	2600	1664000
Carpet Area	352	0	0
Super Built Up/Sellable Area	422	2000	844000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2508000
% Recommended	100	Realizable Value:	2508000

Realizable Value In Words : Rupees Twenty-Five Lakh Eight Thousand

Visited By: Truemark Advisors Lip_Hfc Visited on: 29-Sep-2026

Violations observed (if any):

Remarks: null | provided docs for valuation. 1.notarised ats, sale deed-333/2026-shivbhagatsing mahajansing taji.ctsextract.boundary nakasha-bhumiabhilekh, na order-na/land/cr/137 date-29/12/2020-district office jaina, layout plan-tpo municipal corporation jaina, sanction plan copy and permission-receipt no.95 date-29/04/2026-under low risk based building permission-issued by jaina municipal corporation, low risk based building permission (post-payment) receipt no. 95 dated on 29-04-2026, appendix k-1 application number cag/202600310 dated on 01-04-2026, 2.considering plot area as per ats and buo as per sanction building plan for calculations. 3.as on site gf 1bhk wc bath residential rowhouse is there. 4. valuation has been concluded based on comparative market data of similar properties in the vicinity. 5 the final valuation has been concluded basis comparative market valuation approach and rates are cross-verified with the rates prevalent in the nearby localities.6 this is only valuation report and it does not contain any legal aspect.