



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-157398	Application No.:	77000355461
Customer Name:	Ganesh Khanderao Savant	Branch :	(10623) NASHIK ROAD
Product Name:	HI - RHI - Home Purchase - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Ganesh Khanderao Savant	Mobile :	9545474225 7719941748

PROPERTY ADDRESS

Property Address:	Apartment No G2-303, 3rdfloor, Building G, Wing G2,Samraat Apna Ghar Phase li, S No 50/2, Cts No 2383/1, S No 48/2/A, Near Samdhani Clinic,,Dhruv Nagar, Satpur, Gangapur Shiwar, Nashik	Location:	Sawarkar Nagar
Legal Address:	Apartment No G2-303, 3rd Floor, Building G, Wing G2, Samraat Apna Ghar Phase li, S No 50/2, Cts No 2383/1, S No 48/2/A, Near Samdhani Clinic, Behind Serene Meadows, Dhruv Nagar, Satpur, Gangapur Shiwar, Nashik	City:	Nashik
		Pin Code	422013
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Near Samdhani Clinic, Behind Serene
		Collateral ID:	I26NSK013-091851

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	7	Class Of Locality:	Middle Class Area
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:	8
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Third Floor	3	1	2	2 BHK
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Savant	4
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2024	Self	56

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Wing G3 Flat No 304	Wing G2 Flat No 304	Wing G2 Flat No 302	Internal Road
Actual on Site	Wing G3 Flat No 304	Wing G2 Flat No 304	Wing G2 Flat No 302,	Side Margin Then Internal
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:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	500	0	0
Super Built Up/Sellable Area	700	4350	3045000
Parking	1	300000	300000
Other 2	1	0	0
% Completion	100	TOTAL	3345000
% Recommended	100	Realizable Value:	3345000

Realizable Value In Words : Rupees Thirty-Three Lakh Forty-Five Thousand

Visited By:	Mr. Sagar Aher	Visited on:	12-Sep-2026
Violations observed (if any):	Na		
Remarks:	null provided documents are 1) agreement for sale no 14931/2025 dated 30/12/2025 2) sanctioned building plan no f46a3f dated 18/12/2018 (adtp) 3) part occupancy certificate no 30550 dated 16/09/2022 (nmc) 4) carpet area is consider as per sanctioned building plan with 40 percentage loading 5) property is identify by person met at site and as per provided documents 6) given rate is as per unit cost of property 7) case is review for rate revision		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
3.JPG	20.008656944444443	73.72301166666666	
4.JPG	20.008656944444443	73.72301166666666	
5.JPG			
GANESH SAVANT.PDF			
PLAN.PDF	NULL	NULL	

Entered By:	Sagar Aher	Entered On:	27-Sep-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	27-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the part occupancy certificate issued by nmc and building plan issued by adtp. the property is 04 years old and occupied by the customer. area as per is considered for the valuation. the report is and updated with market references.		



Longitude: 73.7237163888889

Latitude: 20.0086

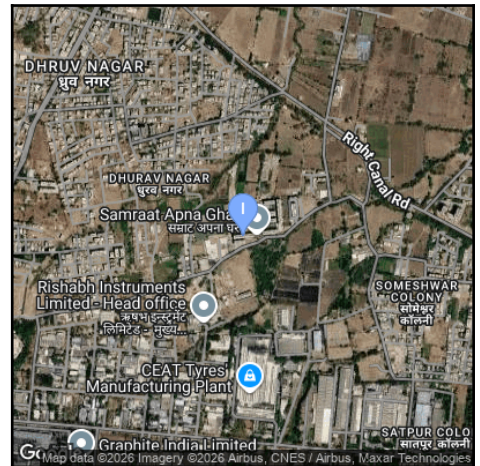
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Longitude: 73.7229183333334

Latitude: 20.0087125

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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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