



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-173258	Application No.:	77000368657
Customer Name:	Sagar Prakash Pachpol	Branch :	(10053) AURANGABAD
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sagar Prakash Pachpol	Mobile :	9890415640 9511302929

PROPERTY ADDRESS

Property Address:	Second Floor Flat No.E-11,Building E ,Tirupati Park On Gat No.161 Village Tisgaon , Near Shiv Mandir, Cidco Mahanagar-1,Tal. And Dist.Ch.Sambhajinagar	Location:	Aurangabad H.O
		City:	Aurangabad Pin Code 431001
		State:	Maharashtra Country India
Legal Address:	Second Floor Flat No.E-11,Building E ,Tirupati Park On Gat No.161 Village Tisgaon Near Shiv Mandir, Cidco Mahanagar-1, Tal. And Dist.Ch.Sambhajinagar	Nearby Landmark:	Near Shiv Mandir, Cidco Mahanagar-1
		Collateral ID:	I26AUR001-096432

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	18
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
First Floor				
Second Floor	2	1	1	1BHK WC BATH
Other1				
Other2				
Ground Floor				

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No.E-8	Building Side Margin	Flat No.E-12	Flat No.E-10
Actual on Site	Adj. Flat No.E-8	Building Side Margin	Lift And Flat No. 12	Adj Flat No. 10
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	SECOND FLOOR

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	394	0	0
Super Built Up/Sellable Area	512	4500	2304000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2304000
% Recommended	100	Realizable Value:	2304000

Realizable Value In Words : Rupees Twenty-Three Lakh Four Thousand

Visited By:	Truemark Advisors Llp_Hfc	Visited on:	10-Oct-2026
Violations observed (if any):			
Remarks:	null provided docs for valuation. sale deed-5966/2023 in favour of vardhman parshwanath kshirsagar and other 1,7/12 extract,building permission-cr/68 date-12/07/2019-upper tahsildar ch.sambhajinagar and cc-2019/bp/128 dt-18/11/2019-cidco,layout plan-cidco,ch.sambhajinagar,occupancy cert-22/oc/26 dt-29/11/2022 cidco ch.sambhajinagar,dod-6558/2019,rera-ps1500023158 2. built-up area considered as add 30 percent loading on carpet area mentioned dod and sale deed 3.as on site g plus 4, residential apartment is there. as second floor flat no.e-11,1bhk wc bath considered for valuation. 4.as on date subject flat is vacant. 5.as per seller deed flat floor position mentioned as stilt second floor, but on site and dod its second floor. so same is considered.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-10-10 AT 7.11.51 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-10-10 AT 7.11.43 PM (1).JPEG	17.43602125	78.41680915	
WHATSAPP IMAGE 2026-10-10 AT 7.11.49 PM.JPEG	NULL	NULL	

Entered By:	Truemark Advisors Llp	Entered On:	12-Oct-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	12-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is resale purchase case. the building plan, cc and oc issued by cidco. rera certificate received.		



Longitude: 75.26000777777777

Latitude: 19.852275000000002

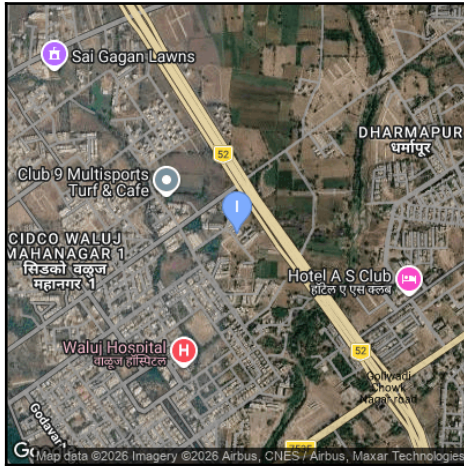
Image Taken



Longitude: 75.26000777777777

Latitude: 19.852275833333334

Image Taken



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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