



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-81801	Application No.:	77000275615
Customer Name:	Jahur Sah	Branch :	(10818) NASHIK PANCHWATI
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Jahur Sah	Mobile :	8446101194 9689273738

PROPERTY ADDRESS

Property Address:	Flat No.4, 2nd Floor, B Wing, Thorat Heights-2,,S. No. 9/1/2/3/4, Plot No. 2, Mhada Road, B/H ,Indian Oil Petrol Pump, Ambad- Satpur Link Road,Sanjeev Nagar, Mauje Chunchale Shiwar, Nashik	Location:	Ambad Ind Complex
Legal Address:	Flat No.4, 2nd Floor, B Wing, Thorat Heights-2, S. No. 9/1/2/3/4, Plot No. 2, Mhada Road, B/H Indian Oil Petrol Pump, Ambad- Satpur Link Road, Sanjeev Nagar, Mauje Chunchale Shiwar, Nashik	City:	Nashik
		Pin Code	422010
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Mhada Road, B/H Indian Oil Petrol Pump,
		Collateral ID:	I26NSK010-050862

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	4	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	18
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Vacant	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	Marginal Space	Passage, Lift And Flat No. B-3	Marginal Space
Actual on Site	Marginal Space	Marginal Space	Passage, Lift And Flat No. B-3	Marginal Space
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 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:	RESIDENTIAL

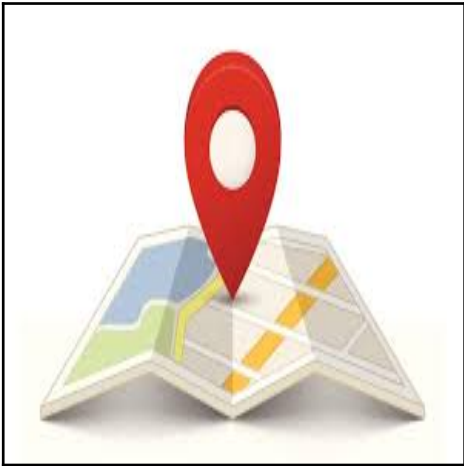
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	529	0	0
Super Built Up/Sellable Area	741	3500	2593500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2593500
% Recommended	100	Realizable Value:	2594000
Realizable Value In Words : Rupees Twenty-Five Lakh Ninety-Four Thousand			

Visited By:	Mr. Kunal Sasane	Visited on:	27-May-2026
Violations observed (if any):	Na		

Remarks:	null // documents refer- 1) draft agreement in the name of mr. jahur shah and mrs. hamidakhatur jahur shah is provided 2) cc no. nmcb/23/92728 dt.22.11.2023 4) digital sign approved building plan is provided no. nmcb/b/2023/apl/10718 dt.22.11.2023 5) b/up area considred 40 percent loding above carpet as per approved building plan 6) said property is identify with the help of site person and as per provided documents only 7) oc not recived yet, builder has apply for oc 8) given valuation is based on provided documents only
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Kunal Sasane	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 for builder purchase case. the construction work is completed. necessary approvals to obtain for non-apf case.		



Longitude: 73.72605277777778
Latitude: 19.971927777777776
Image Taken 27-MAY-2026 13:45:21

Longitude: 73.72623611111111
Latitude: 19.971722222222222
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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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