



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-115949	Application No.:	77000292085
Customer Name:	Surendra Pradeep Pardeshi	Branch :	(10818) NASHIK PANCHWATI
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Surendra Pradeep Pardeshi	Mobile :	7972646175 7972228014

PROPERTY ADDRESS

Property Address:	Flat No. 7, 2nd Floor, 1 Wing, Umiya Krupa Co. Op.,Housing Society Ltd., Cts No. 5859/2b, Near Nag ,Mandir, Nag Chowk, Panchavati, Mauje Nashik Shiwar,Nashik	Location:	Nasik Panchavati		
		City:	Nashik	Pin Code	422003
		State:	Maharashtra	Country	India
Legal Address:	Flat No. 7, 2nd Floor, 1 Wing, Umiya Krupa Co. Op. Housing Society Ltd., Cts No. 5859/2b, Near Nag Mandir, Nag Chowk, Panchavati, Mauje Nashik Shiwar, Nashik	Nearby Landmark:	Near Nag Mandir, Nag Chowk, Panchavati,		
		Collateral ID:	I26NSK003-061941		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	2
Green Housing:	No	Distance from City Center Km:	2
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Vacant	29
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	31

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Passage And Staircase	Marginal Space And Property	Flat No.6 And Road Towards	Flat No.8
Actual on Site	Flat No.8, Passage And	Marginal Space	Side Margin And Then Road	Flat No.6
Boundary	No			

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:	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	533	0	0
Super Built Up/Sellable Area	640	2800	1792000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1792000
% Recommended	100	Realizable Value:	1792000

Realizable Value In Words : Rupees Seventeen Lakh Ninety-Two Thousand

Visited By:	Mr. Kunal Sasane	Visited on:	07-Jul-2026
Violations observed (if any):	Na		
Remarks:	null // documents refer- 1) draft agreement in the name of mr. surendra pradip pardeshi and mrs. rohini surendra pardeshi is provided 2) seller transfer deed in the name of mr. mahendra sandip pardeshi and mrs. manju sandip pardeshi wide reg. no. nsn-3/4648/2017 dt. 01.07.2017 is provided 3) cc no. Ind/bp/605/4998 dt.10.11.1993 4) oc no. town planning/001237 dt. 11.04.1997 5) true copy building plan is provided 6) b/up area considred as per seller transfer deed and as per draft agreement 6) said property is identify with the help of site person and as per provided documents only 7) on site internal changes has been done 8) north and south side boundaries are mismatched as per site and as per provided draft and seller transfer deed 9) given valuation is based on provided documents only		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
SURENDRA PARDESHI DOCUMENTS.PDF	NULL	NULL	

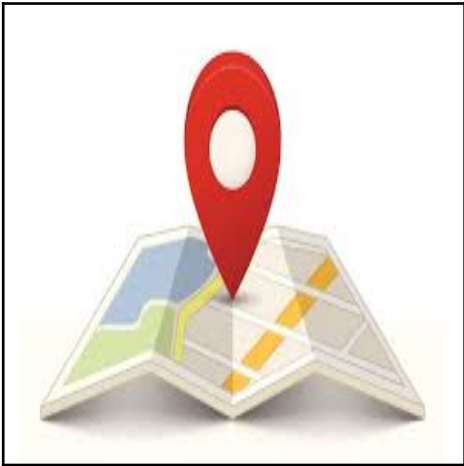
Entered By:	Kunal Sasane	Entered On:	07-Jul-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	07-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the building plan and occupancy certificate received. the north and south side boundaries are mismatched. the indemnity cum declaration regarding actual four boundaries must be obtained.		



Longitude: 73.7986527777778
Latitude: 20.007994444444446
Image Taken 07-JUL-2026 14:24:21



Longitude: 73.79866944444444
Latitude: 20.007997222222222
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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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