



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                                    |                    |                          |
|---------------------|------------------------------------|--------------------|--------------------------|
| Request ID:         | HRQ-26-149418                      | Application No.:   | 77000340374              |
| Customer Name:      | Lallu Santaram Sharma              | 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:       | Lallu Santaram Sharma              | Mobile :           | 9766144819 9762598582    |

### PROPERTY ADDRESS

|                   |                                                                                                                      |                  |                                       |
|-------------------|----------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------------|
| Property Address: | Flat No 2, B Wing, 1st Floor, Purvi Heights, Gat ,No 7, Near Gajanan Medical, Near Holi Chowk, Adgaon Shiwar, Nashik | Location:        | Nasik Panchavati                      |
|                   |                                                                                                                      | City:            | Nashik Pin Code 422003                |
|                   |                                                                                                                      | State:           | Maharashtra Country India             |
| Legal Address:    | Flat No 2, B Wing, 1st Floor, Purvi Heights, Gat No 7, Near Gajanan Medical, Near Holi Chowk, Adgaon Shiwar, Nashik  | Nearby Landmark: | Near Gajanan Medical, Near Holi Chowk |
|                   |                                                                                                                      | Collateral ID:   | I26NSK003-081518                      |

### 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: | No                                | Property Location:                      | Municipal Corporation |
| Nature of Location:   | Urban                             | Distance Travelled From Operating       | 10                    |
| 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 |
|--------------|--------------|-----------------|-----------------|-----------------|
| First Floor  | 2            | 1               | 1               | 1 BHK FLAT      |
| Second Floor |              |                 |                 |                 |
| Other1       |              |                 |                 |                 |
| Other2       |              |                 |                 |                 |
| Ground Floor |              |                 |                 |                 |

| Structure         | Occupancy Status | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
|-------------------|------------------|--------------------------|----------------------------------------------------|
| Rcc Structure     | Vacant           | Vacant                   | 1                                                  |
| Maintenance Level | Occupied Since   | Relationship of Occupant | Residual Age Of Property                           |
| Good              |                  | Na                       | 59                                                 |

### BOUNDARIES ON SITE

|                  | East           | West                | North           | South               |
|------------------|----------------|---------------------|-----------------|---------------------|
| As per Sale Deed | Old Bhaur Road | Flat No.1 In B Wing | A Wing And Duct | Flat No.3 In B Wing |
| Actual on Site   | Old Bhaur Road | Flat No.1 In B Wing | A Wing And Duct | Flat No.3 In B Wing |
| 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:            | VACANT |

| VALUATION                                                           |               |                   |            |
|---------------------------------------------------------------------|---------------|-------------------|------------|
| Description                                                         | Area in Sq.Ft | Rate/Sq.Ft        | Amount (R) |
| Landarea                                                            | 1             | 0                 | 0          |
| Carpet Area                                                         | 457           | 0                 | 0          |
| Super Built Up/Sellable Area                                        | 616           | 2950              | 1817200    |
| Other 1                                                             | 1             | 0                 | 0          |
| Other 2                                                             | 1             | 0                 | 0          |
| % Completion                                                        | 100           | TOTAL             | 1817200    |
| % Recommended                                                       | 100           | Realizable Value: | 1817000    |
| Realizable Value In Words : Rupees Eighteen Lakh Seventeen Thousand |               |                   |            |

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |             |             |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| Visited By:                   | Mr. Kunal Sasane                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Visited on: | 29-Aug-2026 |
| Violations observed (if any): | Na                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |             |             |
| Remarks:                      | null   // documents refer- 1) draft agreement in the name of mr. lallu santram sharma and mrs. mamta lallu sharma is provided 2) cc no. Ind/bp/c1/386/2021 dt.14.09.2021 3) approved building plan no. c1/386/2021 dt.14.09.2021 4) rera no. p51600032576 valid till dt. 31.12.2025 5) oc no. nmcb/fo/2025/apl/10627 dt. 26/11/2025 6) b/up area considred 35 percent loading above carpet as per appropved building plan 7) said property is identify with the help of site person and as per provided documents only 8) given valuation is based on provided documents only |             |             |

| OMNI DOCS FILES |          |           |           |
|-----------------|----------|-----------|-----------|
| File Name       | Latitude | Longitude | Go To Map |

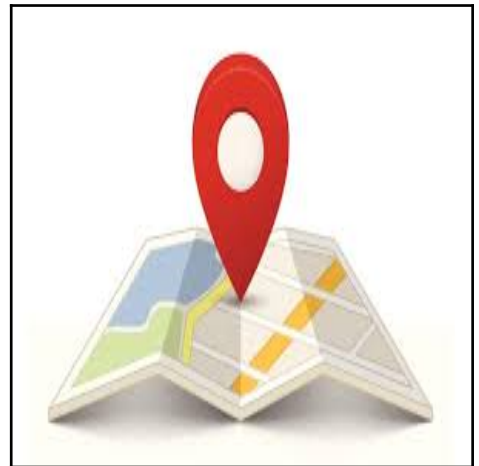
|                           |                                                                                                                                                          |                    |             |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------|
| Entered By:               | Kunal Sasane                                                                                                                                             | Entered On:        | 29-Aug-2026 |
| Recommended by:           |                                                                                                                                                          | Completion Status: | Constructed |
| Recommender's Comment:    |                                                                                                                                                          |                    |             |
| Approver Name:            | Ganesh Pawar                                                                                                                                             | Approver ID:       | HE008008    |
| Designation:              | Technical Manager                                                                                                                                        | Approved On :      | 29-Aug-2026 |
| Approver Recommendation : | RECOMMENDED                                                                                                                                              |                    |             |
| Conditional Remark:       |                                                                                                                                                          |                    |             |
| Approver's Comment:       | ok for builder purchase case. rera certificate received. the building plan, cc and oc issued by nmc. a necessary approvals to be taken for non-apf case. |                    |             |



Longitude: 73.86316666666666  
Latitude: 20.031399999999998  
Image Taken 27-AUG-2026 15:32:56



Longitude: 73.86299166666666  
Latitude: 20.031044444444444  
Image Taken 27-AUG-2026 15:42:50



## 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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