



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-69574	Application No.:	77000259335
Customer Name:	Tukaram Devidas Nikam	Branch :	(10623) NASHIK ROAD
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Tukaram Devidas Nikam	Mobile :	7741996878 7507580804

PROPERTY ADDRESS

Property Address:	Row Bungalow No. 12, Gr. Plus 1st Floor, Sai, Gokuldham, Plot No. 10 To 19, (Npm No., 3301), Gat No. 2/1, B/H. Maharajahotel, Nr. Chandwad Arch, Chandwad Shiwar, Tal. Chandwad, Dist. Nashik	Location:	Chandwad
Legal Address:	Row Bungalow No. 12, Gr. Plus 1st Floor, Sai Gokuldham, Plot No. 10 To 19, (Nagarparishad Milkat No. 3301), Gat No. 2/1, Dungarwal Green Square, B/H. Maharaja Hotel, Nr. Chandwad Arch, Somwar Peth, Mumbai Agra Highway, At. Chandwad Shiwar, Tal. Chandwad, Dist. Nashik. 423101.	City:	Nashik
		Pin Code	423101
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Dungarwal Green Square, B/H.
		Collateral ID:	I26NSK101-036448

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	134
Green Housing:	No	Distance from City Center Km:	04
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
Ground Floor	1	1	1	01 HALL 01 KITCHEN
First Floor	2	0	1	02 BED ROOM

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	04
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	56

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	9.00mtr Colony Road	Row House No.21	Row House No.11	Row House No.13
Actual on Site	Side Margin Then Colony	Rear Side Margin Then Row	Row House No.11	Row House No.13
Boundary	Yes			

NDMA Details

Height Of Building(Above Ground Level)	Less than 15 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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	RESIDENTIAL

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	641	0	0
Carpet Area	687	0	0
Super Built Up/Sellable Area	962	3450	3318900
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3318900
% Recommended	100	Realizable Value:	3319000

Realizable Value In Words : Rupees Thirty-Three Lakh Nineteen Thousand

Visited By:	Er Kiran Jadhav_Hfc	Visited on:	21-Apr-2026
Violations observed (if any):	Na		

Remarks:	null documents submitted for valuation 1) draft made between mr. tukaram devidas nikam and other two, shital javerilal dungarwal. consideration amount rs. 33,00,000.00.. 2) plotsale deed no.1430/2010. date 21/05/2010. 3) plot sale deed no.1922/2009. date 01/09/2009. 4) rera certificate no.p51600027512.date 14/12/2020. 5) na order for residential issued by subdivisional office malegoan no.nasr/43/2011. date 01/03/2013. 6)layout letter issued by chandwad nagarparishad no.74/2017. date 28/07/2017. 7) layout plan not readable. 8)commencement certificate issued by chandwad municipal council no.ccc1h/b/2020/apl/00123. date 17/11/2020. 9) partcompletion certificate for row house no.9 to 16 issued by chandwad municipal council no. 495/2021. date 03/11/2021. 10)building plan issued by issued by chandwad municipal council digitally singed by abhijit yashwant kadam. dated19/11/2020.11) carpet area considered as per draft copy and building plan. 12) carpet area 687.00sqft (add 40 percentloading) 275.00sqft. total b/up area 962.00sqft. 13) subject property identified as per provided approved buildingplan, draft copy and contact person met at site. 14) given rate is including extra amenities i.e. solar system
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OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
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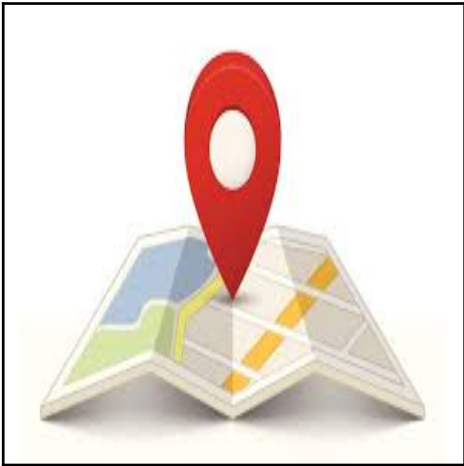
Entered By:	Er Kiran Jadhav_Hfc	Entered On:	21-Apr-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Pravin Pagar	Approver ID:	HE016031
Designation:	Regional Technical Manager	Approved On :	21-Apr-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. necessary approvals need to obtain for non apf case . we had valued this unit for another customer earlier, but this transaction will not happen		



Longitude: 74.24915666666666
Latitude: 20.335183333333333
Image Taken 15-APR-2026 16:09:53



Longitude: 74.24910166666666
Latitude: 20.335178055555556
Image Taken 15-APR-2026 16:06:18



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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