


Asset Valuation
INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-175865	Application No.:	77000365330
Customer Name:	Mohan Namdeo Dighe	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:	Mohan Namdeo Dighe	Mobile :	8007816191 9130785279

PROPERTY ADDRESS

Property Address:	Flat No 14, 3rd Floor, Shree Venkateshwara Park ,Apartment, P No 42, S No 126/1 2 126/4/1 2 3 126/4/3/A B/42, Near Hanuman Temple, Chehadi Pumping,Road, Chehadi Bk Shiwar, Nashik	Location:	Nashik Road
Legal Address:	Flat No 14, 3rd Floor, Shree Venkateshwara Park Apartment, P No 42, S No 126/1 2 126/4/1 2 3 126/4/3/A B/42, Near Hanuman Temple, Chehadi Pumping Road, Chehadi Bk Shiwar, Nashik	City:	Nashik Pin Code 422101
		State:	Maharashtra Country India
		Nearby Landmark:	Near Hanuman Temple, Chehadi Pumping
		Collateral ID:	I26NSK101-096462

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	13
Green Housing:	No	Distance from City Center Km:	15
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Gaikwad	13
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2024	Tenant	47

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Staircase And Flat No 11	Side Marginal Space	Side Marginal Space	Flat No 13
Actual on Site	Staircase And Flat No 11	Side Marginal Space	Side Marginal Space	Flat 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:	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	487	0	0
Super Built Up/Sellable Area	658	2400	1579200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1579200
% Recommended	100	Realizable Value:	1579000
Realizable Value In Words : Rupees Fifteen Lakh Seventy-Nine Thousand			

Visited By:	Mr. Sagar Aher	Visited on:	12-Oct-2026
Violations observed (if any):	Na		
Remarks:	null provided documents are 1) draft agreement between mohan namdeo dighe (buyer) and rajendra karbhari naikwade (seller) 2) occupancy certificate no 9998 dated 22/02/2013 (nmc) 3) seller sale deed no 3019/2010 dated 27/12/2010 4) sanctioned building plan no 679 dated 10/08/2012 (nmc) 5) built up area is consider as per sale deed 6) property is identify by person met at site andas per provided documents		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
3.JPG	19.937155555555556	73.84870611111111	
CHEHEDI DEED OF APARMTENT SANDIP AHEIR.PDF			
4.JPG			
CAMSCANNER 10-06-2026 15.33-COMPRESSED.PDF			

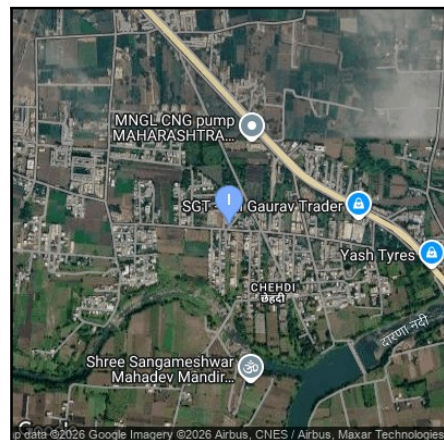
Entered By:	Sagar Aher	Entered On:	12-Oct-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	12-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed, this is resale case, the building plan and oc issued by nmc, the property is 13 years old and located in developing area. a tenant noc must be documented.		



Longitude: 73.8530763888888
Latitude: 19.936215
Image Taken 12-OCT-2026 16:14:37



Longitude: 73.8533949999999
Latitude: 19.9361083333333
Image Taken 12-OCT-2026 16:11:18



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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