



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-173295	Application No.:	77000359968
Customer Name:	Sandesh Balu Gawali	Branch :	(10623) NASHIK ROAD
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	In House
Contact Name:	Sandesh Balu Gawali	Mobile :	9130263453 7276951430

PROPERTY ADDRESS

Property Address:	Family Unit Flat No 302 On Third Floor, Aaradhya Pearl S No 62/1/62/2/63/64 ,Plot No 308 And 309 Near Olive Restaurant,Chandasi Tal And Dist Nashik.	Location:	Ambad Ind Complex
		City:	Nashik Pin Code 422010
		State:	Maharashtra Country India
Legal Address:	Family Unit Flat No 302 On Third Floor Aaradhya Pearl S No 62/1/62/2/63/64 Plot No 308 And 309 Near Olive Restaurant Chandasi Tal And Dist Nashik.	Nearby Landmark:	Olive Restaurant
		Collateral ID:	I26NSK010-095229

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	5	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	5
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
First Floor				
Second Floor				
Third Floor	3	1	2	2 BHK FLAT
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Sandesh Balu Gawali	02
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2025	Self Occupied	58

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Side Margin	Duct And Flat No 301	Side Margin	Lift And Flat No 303
Actual on Site	Side Margin	Duct And Flat No 301	Side Margin	Lift And Flat No 303
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Between 15-45 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 :	0
Total Value ₹:	1	Floorwise Usage:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	0	0	0
Carpet Area	788	0	0
Super Built Up/Sellable Area	1104	3900	4305600
Parking	1	200000	200000
Other 2	0	0	0
% Completion	100	TOTAL	4505600
% Recommended	100	Realizable Value:	4506000
Realizable Value In Words : Rupees Forty-Five Lakh Six Thousand			

Visited By:	Mr. Mayur Nakpure	Visited on:	08-Oct-2026
Violations observed (if any):	Nz		

Remarks:	null provided sale deed in the name of mr. balu gawali and mrs. pushpa gawali deed no 12042 /2022 and correction deed in the name of mr. sandesh gawali and 4 other deed no 1273/2026. occupancy certificate issued by nmrda approval no.1771 dated 10.08.2022 and commencement certificate issued by nmrda approval no.192 dated 27/01/2021 and sanction building plan approved by nmrda approval no.192 dated 27/01/2021. on site property is shown by sandesh gawali. four boundaries and area considered from deed and considered 40 percent loading on carpet area.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:Mayur Nakpure

Recommended by:

Recommender's Comment:

Entered On:08-Oct-2026

Completion Status:Constructed

Approver Name:Ganesh Pawar

Designation:Technical Manager

Approver Recommendation :RECOMMENDED

Conditional Remark:

Approver ID:HE008008

Approved On :08-Oct-2026

Approver's Comment:

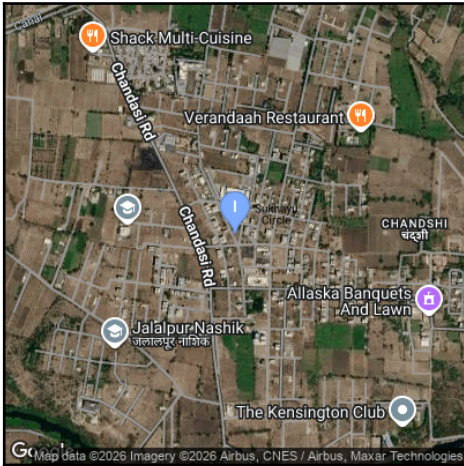
ok to proceed. the building plan, commencement, and occupancy certificate issued by nmrda. the property is 02 years old and occupied by the customer. the property is located in developing area.



Longitude: 73.7430205555556
Latitude: 20.027081944444443
Image Taken 08-OCT-2026 10:23:57



Longitude: 73.74406944444445
Latitude: 20.029144166666665
Image Taken 08-OCT-2026 10:23:57



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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