



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-148997	Application No.:	77000340475
Customer Name:	Nitin Balu Halkunde	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:	Nitin Balu Halkunde	Mobile :	8830687620 8888869445

PROPERTY ADDRESS

Property Address:	Flat No.202, 2nd Floor, Sai Dham Apartment, S. No.,248/1 To 6/5/6, Plot No.1, Near Hari Sanskruti ,Project, Kharjul Mala, Sinnar Phata,,Mauje Deolali-1 Shiwar, Nashik	Location:	Nashik Road
		City:	Nashik
		State:	Maharashtra
		Pin Code	422101
		Country	India
Legal Address:	Flat No.202, 2nd Floor, Sai Dham Apartment, S. No. 248/1 To 6/5/6, Plot No.1, Near Hari Sanskruti Project, Kharjul Mala, Sinnar Phata, Mauje Deolali-1 Shiwar, Nashik	Nearby Landmark:	Near Hari Sanskruti Project, Kharjul Mala,
		Collateral ID:	I26NSK101-080979

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	6	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	15
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
Second Floor	3	1	2	2 BHK FLAT
Other1				
Other2				
Ground Floor				
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Vacant	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No.201 And Passage	Marginal Space	Flat No.203	Marginal Space
Actual on Site	Flat No.201 And Passage	Marginal Space	Flat No.203	Marginal Space
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

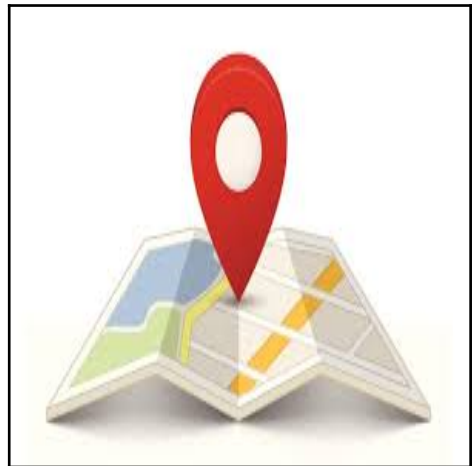
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	688	0	0
Super Built Up/Sellable Area	963	3500	3370500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3370500
% Recommended	100	Realizable Value:	3371000

Realizable Value In Words : Rupees Thirty-Three Lakh Seventy-One Thousand

Visited By:	Mr. Kunal Sasane	Visited on:	28-Aug-2026
Violations observed (if any):	Na		
Remarks:	null // documents refer- 1) draft agreement in the name of mr. balu pandurang halkunde and other 2 is provided 2) cc no. lnd/bp/c3/108/2022 dt. 22.09.2022 3) approved building plan no. c3/108/2022 dt. 22.09.2022 4) rera no. p51600048749 valid till dt. 21.12.2026 5) b/up area considred 40 percent loading above carpet as per approved building plan 6) said property is identify with the help of site person and as per provided documents only 7) given valuation is based on provided documents only		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Kunal Sasane	Entered On:	28-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	28-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the rera, building plan, and commencement certificate received. a necessary approvals to be taken for non-apf case.		



Longitude: 73.8445583333332
Latitude: 19.939205555555557
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Longitude: 73.84426944444444
Latitude: 19.938902777777777
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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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