



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-162802	Application No.:	77000357628
Customer Name:	Nandlal Dagdu Chhajed	Branch :	(10019) JALGAON
Product Name:	Nhl - Rnhl - Lap Commercial - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	In House
Contact Name:	Nandlal Dagdu Chhajed	Mobile :	9823161999 9834057704

PROPERTY ADDRESS

Property Address:	Gaurav Garments Of Shop No. F-5, F-6 And F-7(First,Floor), Cts No. 2583, Sarlabai Milapchand Lalwani ,Shopping Complex, Near Ambedkar Statue, ,At Bodwad, Tal. Bodwad, Dist. Jalgaon.	Location:	Bodwod
Legal Address:	Gaurav Garments Of Shop No. F-5, F-6 And F-7(First Floor), Cts No. 2583, Sarlabai Milapchand Lalwani Shopping Complex, Near Ambedkar Statue, On Main Road, At Bodwad, Tal. Bodwad, Dist. Jalgaon.	City:	Jalgaon
		Pin Code	425310
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Sarlabai Milapchand Lalwani Shopping
		Collateral ID:	126JLN310-093166

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	120
Green Housing:	No	Distance from City Center Km:	0
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	3	0	0	3 SHOPS
Ground Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Nandlal Dagdu Chhajed	19
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2015	Self	41

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Shop No. F-6	Shop No. F-3 And F-4	Cts No. 2582	Common Usage Passage
Actual on Site	Shop No. F-6	Shop No. F-3 And F-4	Cts No. 2582	Common Usage Passage
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
Flood Prone Area	No	CRZ	1

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:	THE SUBJECT PROPERTY

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	340	0	0
Super Built Up/Sellable Area	374	10400	3889600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3889600
% Recommended	100	Realizable Value:	3890000
Realizable Value In Words : Rupees Thirty-Eight Lakh Ninety Thousand			

Visited By:	Mr. Kalpesh Patil	Visited on:	23-Sep-2026
Violations observed (if any):			
Remarks:	null provided the copy of all three-shop sale deed on the name of nandlal dagdu chhaged having doc. no. 153/2015, building plan issue by grampanchayat of bodwad dated 05/10/2005, completion letter dated 11/01/2007 issue by gramanchayat of bodwad, latest cts extract pu id. 9526340359, tax receipts no. 1627, 1629 and 1631 dated 29/09/2026 by municipal council bodwad for valuation. shop built up area is taken as per provided sale deed and building plan for valuation calculation. as per site observation all three shops is marged. in physical details shop no. f-5 four boundaries are mentioned. separate four boundaries of shop no. f-6 east - shop no. f-7, west - shop no. f-5, north - cts no. 2582, south - common usage passage. shop no. f-7 east - shop no. f-8, west - shop no. f-6, north - cts no. 2582, south - common usage passage. shop no. f-5 - 132.94 sqft, shop no. f-6 - 132.94 sqft, shop no. f-7 - 108.93 sqft. total shop area - 374.81 sqft.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

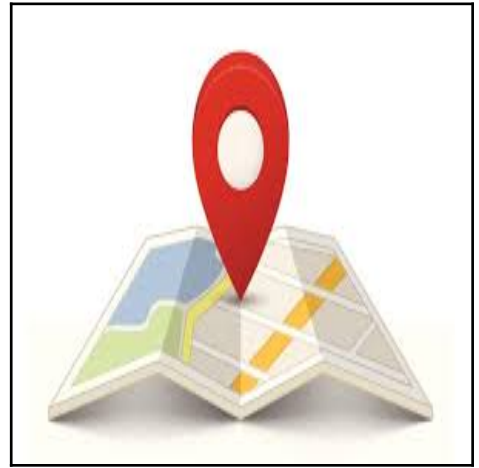
Entered By:	Kalpesh Patil	Entered On:	29-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	29-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. cts extract received. building plan and completion certificate issued by gram panchayat. tax paid receipt issued by municipal council bodwad. the shop no.f-5, shop no.f-6, and f-7 is internally merged. the shop no.f-5, shop no.f-6, and f-7 should be jointly mortgaged and jointly released. the property is 19 years old. an indemnity cum declaration regarding the actual combined four boundaries to be documented. the property is located within the limit of municipal council, bodwad.		



Longitude: 75.99243
Latitude: 20.8804763888889
Image Taken 23-SEP-2026 14:24:22



Longitude: 75.99264583333333
Latitude: 20.880683333333334
Image Taken 23-SEP-2026 14:04:29



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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