



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159174	Application No.:	77000322285
Customer Name:	Vinod Prakash Nerpagare	Branch :	(10167) DHULE
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Vinod Prakash Nerpagare	Mobile :	7517804306 8080356796

PROPERTY ADDRESS

Property Address:	Rowhouse No.02 On Plot No.13 (Middle Part),Gat No.210/3/2/2/B/209/1/B Talathi Colony,Near Balaji Hp Gas Godown Kasoda Road,At-Mhasve Shivar Tal.Parola Dist.Jalgaon	Location:	Parola
Legal Address:	Rowhouse No.02 On Plot No.13 (Middle Part) Gat No.210/3/2/2/B/209/1/B Talathi Colony Near Balaji Hp Gas Godown Kasoda Road At-Mhasve Shivar Tal.Parola Dist.Jalgaon	City:	Jalgaon Pin Code 425111
		State:	Maharashtra Country India
		Nearby Landmark:	Near Balaji Hp Gas Godown
		Collateral ID:	I26JLN111-087351

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	UNDER DEVELOPMENT
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	80
Green Housing:	No	Distance from City Center Km:	4
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	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	Rowhouse No.01	Rowhouse No.03	Road	Gat No.213/11
Actual on Site	Rowhouse No.01	Rowhouse No.03	Road	Vacant Plot
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	GF 1BHK WC BATH

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	602	1200	722400
Carpet Area	245	0	0
Super Built Up/Sellable Area	295	2000	590000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1312400
% Recommended	100	Realizable Value:	1312000
Realizable Value In Words : Rupees Thirteen Lakh Twelve Thousand			

Visited By:	Truemark Advisors Llp_Hfc	Visited on:	17-Sep-2026
Violations observed (if any):			

Remarks:	null provided docs for valuation. 1.ats draft-vinod prakash nerpagare,seller deed-5304/2025,1392/2025, na order-nasr/01/2004 date-30/8/2004 sdo amalner,layout plan-sdo amalner,sanction building plan with permission-1619418 date-17/07/2026 adtp jalgaon 2.on site gf 1bhk wc bath residential rowhouse all work is completed. same is vacant. as on site washing and finishing wip. 3.considering plot area and b/up area as per sanction building plan and ats draft for calculations. 4. subject property is in mhasve gp limit adj to parola muncpal council location.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Truemark Advisors Llp	Entered On:	17-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	17-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the building plan and permission issued by adtp-jalgaon. the property is situated in under-developed area and within the limit of gram panchayat-mhasve. a necessary approvals to be taken for non-apf case.		



Longitude: 75.12920666666666

Latitude: 20.877256666666668

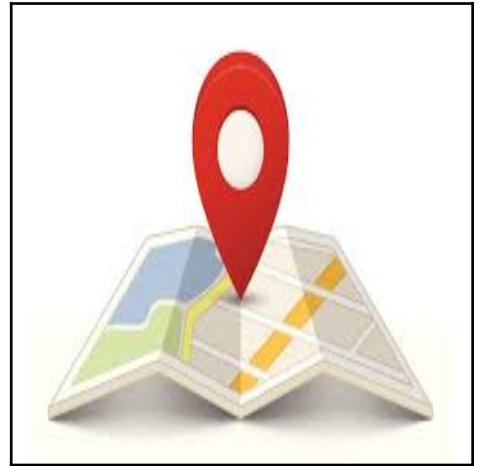
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Longitude: 75.12920666666666

Latitude: 20.877256666666668

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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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