



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-169911	Application No.:	77000347080
Customer Name:	Sunil Rajesh Prithiani	Branch :	(10623) NASHIK ROAD
Product Name:	Nhl - Rnhl - Nrp - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Sunil Rajesh Prithiani	Mobile :	9613333000 9175263125

PROPERTY ADDRESS

Property Address:	Shop No 1a, Ground, 1st, 2nd Floor, Sai Empire, Plot No 1, S No 274/2/2/B, Beside Mirchi Hotel, Opposite Ashapura Trading Company, Aurangabad Road, At Nashik Shahar 2, Tal Nashik, Dist Nashik	Location:	Nasik Panchavati
Legal Address:	Shop No 1a, Ground, 1st, 2nd Floor, Sai Empire, Plot No 1, S No 274/2/2/B, Beside Mirchi Hotel, Opposite Ashapura Trading Company, Aurangabad Road, At Nashik Shahar 2, Tal Nashik, Dist Nashik 422006	City:	Nashik Pin Code 422003
		State:	Maharashtra Country India
		Nearby Landmark:	Beside Mirchi Hotel
		Collateral ID:	I26NSK003-093279

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	10
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	1		1	SHOP
First Floor	1		1	SHOP
Second Floor	1		1	SHOP
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Kotwani	7
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2025	Seller Occupied	53

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Staircase And Lobby	Side Margin And 20 Ft Road	Shop No 1b	Building Parking
Actual on Site	Staircase And Lobby	Side Margin And Road	Shop No 1b	Side Margin/ Parking And
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	COMMERCIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	2414	0	0
Super Built Up/Sellable Area	3621	9900	35847900
Other 1	0	0	0
Other 2	0	0	0
% Completion	100	TOTAL	35847900
% Recommended	100	Realizable Value:	35848000
Realizable Value In Words : Rupees Three Crore Fifty-Eight Lakh Forty-Eight Thousand			

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	29-Sep-2026
Violations observed (if any):	Nill		
Remarks:	null 1) this is commercial shop located on gf, ff, sf, comprising of ground floor plus 7 upper floors without lift, 2) we have received draft agreement, completion certificate, agreement, for valuation and area as per agreement is considered. 3) draft agreement dated on june 2024 between vijay jagdish kotwani and mr sunil rajesh prithyani, hina manoj lathani, 4) technical visit is done by nilesh report is made by vaishnavi. 5) latitude 20.005990, longitude 73.826208. 6) rera reg no p51600011132, commencing from 31/8/2017 and ending with 31/12/2020, 7) completion certificate issued by nmc having reff no is 24639 dated on 5/7/2019 8) sale deed between jay developers through others and vijay jagdish kotwani ref no 24/2020 dated.01/01/2020 9) tax assesment dated.10/08/2022 issued by nashik municipal corporation 10) ca is consider as per draft deed and 50 percent loading is consider for bua 11) above given rate is average rate of ground 1st and 2nd floor we given ground floor rate is 14000 1st floor 8000 and 2nd floor 7700		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Propedge Valuations Pvt L	Entered On:	29-Sep-2026
Recommended by:	Pravin Pagar	Completion Status:	Constructed
Recommender's Comment:	Nrp Purchase Case. Property Visit Was Conducted By Me. Shop On Gf Ff And Sf And Internally Connected By Staircase .Lower Area As Per Tax Assessment Is Considered For The Valuation. Adjoining 2 Units Are Already Funded By Us And Belongs To Customer .		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	29-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved. property is visited by rtm		



Longitude: 73.826208

Latitude: 20.00599

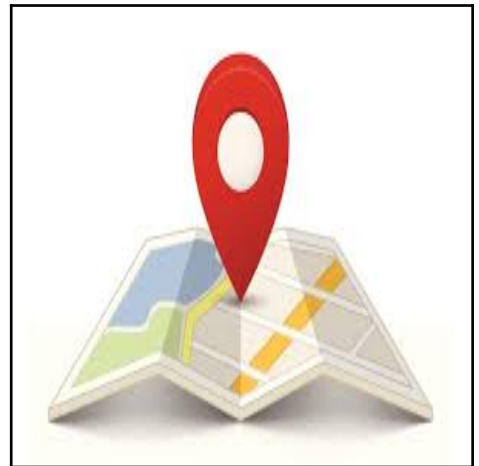
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Longitude: 73.826208

Latitude: 20.00599

Image Taken



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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