



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-154751	Application No.:	77000350281
Customer Name:	Yogesh Balasaheb Sonawane	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:	Yogesh Balasaheb Sonawane	Mobile :	9373345881 9823990311

PROPERTY ADDRESS

Property Address:	Flat No.2 1st Floor, Shivtej, S. No. 7/1a/1/7/1a/2, Plot No.40, Near Over Head Water Tank, Ramkrushna ,Nagar, At - Makhamlabad-2 Shiwar, Tal And Dist -,Nashik.	Location:	Nasik Panchavati
		City:	Nashik
		Pin Code	422003
		State:	Maharashtra
		Country	India
Legal Address:	Flat No.2, 1st Floor, Shivtej, Sr.No.7/1a/1/7/1a/2, Plot No.40, Near Over Head Water Tank, Ramkrushna Nagar, At - Makhamlabad-2 Shiwar, Tal And Dist - Nashik.	Nearby Landmark:	Near Over Head Water Tank
		Collateral ID:	I26NSK003-084114

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	9
Green Housing:	No	Distance from City Center Km:	9
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Underconstruction	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.1, Staircase, Passage,	Side Margin	Plot No.41	Side Margin
Actual on Site	Flat No.1, Staircase, Passage,	Side Margin	Side Margin	Side Margin
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:	UNDERCONSTRUCTION

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	0	0	0
Carpet Area	425	0	0
Super Built Up/Sellable Area	595	3800	2261000
Other 1	0	0	0
Other 2	0	0	0
% Completion	75	TOTAL	2261000
% Recommended	75	Realizable Value:	2261000
Realizable Value In Words : Rupees Twenty-Two Lakh Sixty-One Thousand			

Visited By:	Mr. Kunal Sasane	Visited on:	08-Sep-2026
Violations observed (if any):	Na		

Remarks:	null // documents refer- 1) draft agreement in the name of mr. yogesh balasaheb sonawane and other 2 is provided 2) cc no. nmcb/b/2025/apl/20453 dt. 28.06.2025 3) approved building plan no. nmcb/b/2025/apl/20453 dt. 28.06.2025 4) b/up area considred 40 percent loading above carpet as per approved building plan 5) said property is identify with the help of site person and as per provided documents only 6) on site rcc work, brick work, front side external plastering work and 2 floors internal plastring work is completed 7) rera not applicable becoz plot area is under 500 sqmt 8) given valuation is based on provided documents only
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

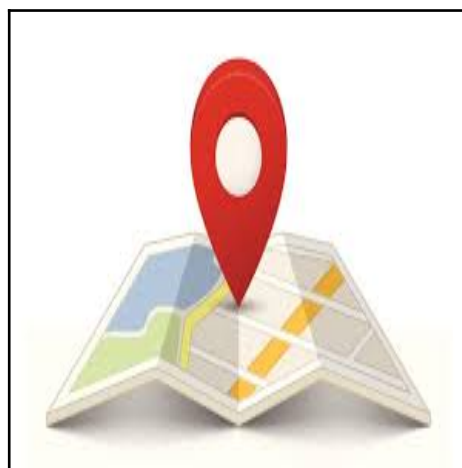
Entered By:	Kunal Sasane	Entered On:	08-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	08-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the construction work is in progress. the building plan and commencement certificate issued by nmc. a necessary approvals to be taken for non apf case.		



Longitude: 73.78314999999999
Latitude: 20.042336111111112
Image Taken 08-SEP-2026 10:36:18



Longitude: 73.78304166666666
Latitude: 20.042419444444445
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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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