



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-154009	Application No.:	77000347814
Customer Name:	Sunil Trilokinath Vishwakarma	Branch :	(10108) NASHIK
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Sunil Trilokinath Vishwakarma	Mobile :	8857966978 9021215475

PROPERTY ADDRESS

Property Address:	Flat No.206 On Second Floor, Rajashree Pride,Apartment, Plot No.102 And 103, Gat No.226/B/1, ,Near Mauli Lawns, Ambad Link Road, Ambad Shivar,,Tal And Dist - Nashik.	Location:	Ambad Ind Complex
		City:	Nashik
		Pin Code	422010
		State:	Maharashtra
		Country	India
Legal Address:	Flat No.206 On Second Floor, Rajashree Pride Apartment, Plot No.102 And 103, Gat No.226/B/1, Near Mauli Lawns, Ambad Link Road, Ambad Shivar, Tal And Dist - Nashik.	Nearby Landmark:	Near Mauli Lawns, Ambad Link Road
		Collateral ID:	I26NSK010-083896

PROPERTY DETAILS

Type Of Property:	Flat	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:	06
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No.205	Flat No.201	Passage And Duct And Flat	Side Margin
Actual on Site	Flat No.205	Flat No.201	Passage And Duct And Flat	Side Margin
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:	1	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	RESIDENTIAL FLAT

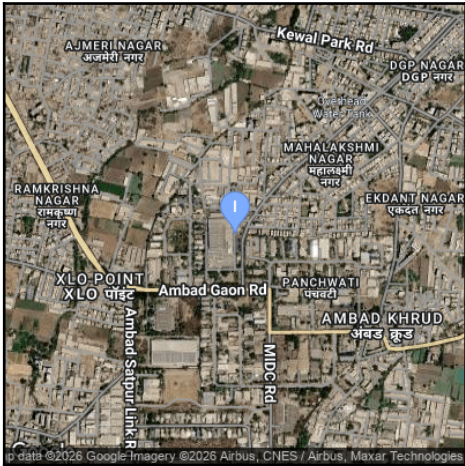
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	0	0	0
Carpet Area	466	0	0
Super Built Up/Sellable Area	652	4300	2803600
Other 1	0	0	0
Other 2	0	0	0
% Completion	100	TOTAL	2803600
% Recommended	100	Realizable Value:	2804000
Realizable Value In Words : Rupees Twenty-Eight Lakh Four Thousand			

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

Remarks:	null provided draft deed in the name of mr. sunil vishwakarma and full occupancy certificate by nmc approval no apl/11115 dated 11/02/2026 and 7 12 in the name of mr. rajendra nikam and commencement certificate by nmc approval no.b2/17/2024 dated 16/05/2024 and declaration of apartment deed no 3677/2026 and amagmation of plots by nmc approval no bp /17/2024 dated 16/05/2024 and sanction building plan by nmc approval no bp /17/2024 dated 16/05/2024. property is shown by builder. area and four boundaries considred from deed and plan.rera number p51600077182 end date
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
3.JPG	19.224745555555554	73.14012083333334	

Entered By:	Mayur Nakpure	Entered On:	08-Sep-2026
Recommended by:		Completion Status:	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 building plan, commencement, and occupancy certificate issued by nmc. rera certificate received. a necessary approvals to be taken for non-apf case.		



Longitude: 73.7396352777778
Latitude: 19.965440833333332
Image Taken 08-SEP-2026 11:18:42

Longitude: 73.73908222222222
Latitude: 19.965125555555556
Image Taken 08-SEP-2026 11:18:42

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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