



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                                    |                    |                          |
|---------------------|------------------------------------|--------------------|--------------------------|
| Request ID:         | HRQ-26-138780                      | Application No.:   | 77000331195              |
| Customer Name:      | Harshal Supadu Jadhav              | 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:       | Harshal Supadu Jadhav              | Mobile :           | 8624892435 8380921139    |

### PROPERTY ADDRESS

|                   |                                                                                                                                                                      |                  |                                       |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------------|
| Property Address: | Flat No. 203, 2nd Floor, Vyankatesh Residency,,S. No. 201/C, Plot No.12, Near Gayatri Sweets,Satmauli Chaowk, Shramik Nagar, Mauje Pimpalgaon ,Shiwar, Nashik        | Location:        | Pimpalgaon Bahula                     |
|                   |                                                                                                                                                                      | City:            | Nashik                                |
|                   |                                                                                                                                                                      | State:           | Maharashtra                           |
|                   |                                                                                                                                                                      | Nearby Landmark: | Near Gayatri Sweets, Satmauli Chaowk, |
|                   |                                                                                                                                                                      | Collateral ID:   | I26NSK012-074780                      |
| Legal Address:    | Flat No. 203, 2nd Floor, Vyankatesh Residency, S. No. 201/C, Plot No.12, Near Gayatri Sweets, Satmauli Chaowk, Shramik Nagar, Mauje Pimpalgaon Bahula Shiwar, Nashik |                  |                                       |
|                   |                                                                                                                                                                      | Pin Code         | 422012                                |
|                   |                                                                                                                                                                      | Country          | India                                 |

### 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       | 17                    |
| Green Housing:        | No                                | Distance from City Center Km:           | 10                    |
| 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 | 3            | 1               | 2               | 2 BHK FLAT      |
| Other1       |              |                 |                 |                 |
| Other2       |              |                 |                 |                 |

| Structure         | Occupancy Status | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
|-------------------|------------------|--------------------------|----------------------------------------------------|
| Rcc Structure     | Vacant           | Vacant                   | 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 | Marginal Space | Staircase, Lift And Flat No.201 | Flat No.202 | Marginal Space |
| Actual on Site   | Marginal Space | Staircase, Lift And Flat No.201 | Flat No.202 | Marginal Space |
| Boundary         | Yes            |                                 |             |                |

| NDMA Details                           |                     |              |   |
|----------------------------------------|---------------------|--------------|---|
| Height Of Building(Above Ground Level) | Between 15-45 meter | Seismic Zone | 3 |
| Flood Prone Area                       | No                  | CRZ          | 4 |

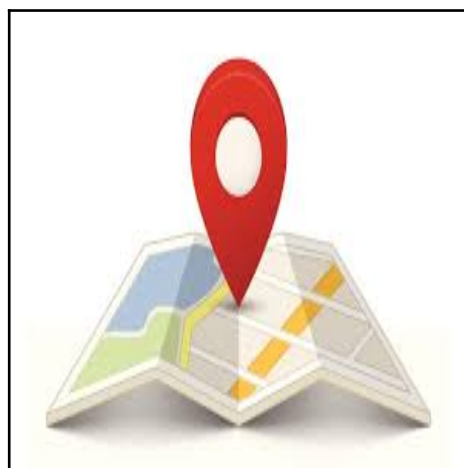
| VALUATION AS PER GOVT. APPROVED RATES |   |                             |             |
|---------------------------------------|---|-----------------------------|-------------|
| Land/Build up/Saleable Area           | 1 | Land/Build up/Saleable Rate | 1           |
| Constructed Area:                     | 0 | Constructed Rate :          | 0           |
| Total Value ₹:                        | 1 | Floorwise Usage:            | RESIDENTIAL |

| VALUATION                                                                   |               |                   |            |
|-----------------------------------------------------------------------------|---------------|-------------------|------------|
| Description                                                                 | Area in Sq.Ft | Rate/Sq.Ft        | Amount (R) |
| Landarea                                                                    | 1             | 0                 | 0          |
| Carpet Area                                                                 | 587           | 0                 | 0          |
| Super Built Up/Sellable Area                                                | 822           | 3500              | 2877000    |
| Other 1                                                                     | 1             | 0                 | 0          |
| Other 2                                                                     | 1             | 0                 | 0          |
| % Completion                                                                | 100           | TOTAL             | 2877000    |
| % Recommended                                                               | 100           | Realizable Value: | 2877000    |
| Realizable Value In Words : Rupees Twenty-Eight Lakh Seventy-Seven Thousand |               |                   |            |

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |             |             |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| Visited By:                   | Mr. Kunal Sasane                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Visited on: | 13-Aug-2026 |
| Violations observed (if any): | Na                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |             |
| Remarks:                      | null   // documents refer- 1) draft agreement in the name of mr. harshal supadu jadhav and mr. dnyaneshwar supadu jadhav is provided 2) cc no. lnd/bp/b1/114/2025 dt. 20.05.2025 3) approved plan no. b1/bp/114/2025 dt. 20.05.2025 4) rera not applicable bcoz plot area is under 500 sqmt 5) b/up area considred 40 percent loading above carpet as per approved building plan 6) said propety is identify with the help of site person and as per provided documents only 7) given valuation is based on provided documents only |             |             |

| OMNI DOCS FILES |          |           |           |
|-----------------|----------|-----------|-----------|
| File Name       | Latitude | Longitude | Go To Map |

|                           |                                                                                                                                              |                    |             |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------|
| Entered By:               | Kunal Sasane                                                                                                                                 | Entered On:        | 13-Aug-2026 |
| Recommended by:           |                                                                                                                                              | Completion Status: | Constructed |
| Recommender's Comment:    |                                                                                                                                              |                    |             |
| Approver Name:            | Ganesh Pawar                                                                                                                                 | Approver ID:       | HE008008    |
| Designation:              | Technical Manager                                                                                                                            | Approved On :      | 13-Aug-2026 |
| Approver Recommendation : | RECOMMENDED                                                                                                                                  |                    |             |
| Conditional Remark:       |                                                                                                                                              |                    |             |
| Approver's Comment:       | ok to proceed. the building plan and commencement certificate received. a necessary approvals to be taken for non-apf builder purchase case. |                    |             |



Longitude: 73.7106777777778

Latitude: 19.9957638888889

Image Taken 11-AUG-2026 11:50:55

Longitude: 73.7107611111111

Latitude: 19.9962694444444

Image Taken 11-AUG-2026 12:14:13

## 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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