



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-167844	Application No.:	77000362865
Customer Name:	Surekha Kisanrao Murade	Branch :	(10108) NASHIK
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Surekha Kisanrao Murade	Mobile :	9923320832 9021215475

PROPERTY ADDRESS

Property Address:	Anum Bunglow On Plot No 14 Sector,Neighbourhood To Magh,,Ashokvan Colony , Shanti Nagar , ,Cidco , Nashik	Location:	Cidco Colony
		City:	Nashik
		State:	Maharashtra
		Pin Code	422009
		Country	India
Legal Address:	Anum Bungalow On Plot No 14, Sector Mj, Neighbourhood To Magh, Ashokvan Colony, Shanti Nagar, Near. Bhujbal Farm, Cidco , Nashik	Nearby Landmark:	Near. Bhujbal Farm
		Collateral ID:	I26NSK009-092889

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	6
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	4	0	3	3 BED,1 HALL
Second Floor				
Other1				
Other2				
Ground Floor	3	1	2	1 BHK WITH DINING AND STOREROOM

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	14
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	46

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No.15	Plot No.13	7 Mtr Wide Road	Plot No.17
Actual on Site	Plot No.15	Plot No.13	Road	Plot No.17
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 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

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2411	5500	13260500
Carpet Area	2010	0	0
Super Built Up/Sellable Area	2233	1600	3572800
Compound Wall	1	200000	200000
Other 2	1	0	0
% Completion	100	TOTAL	17033300
% Recommended	100	Realizable Value:	17033000
Realizable Value In Words : Rupees One Crore Seventy Lakh Thirty-Three Thousand			

Visited By:	Truemark Advisors Llp_Hfc	Visited on:	28-Sep-2026
Violations observed (if any):	Na		
Remarks:	null report release base on scan copy draft agreement, plot transfer order no.3157 dated.14/11/2024, assignment deed no.14321/2014 dated.07/11/2024,occupancy certificate no.201 dated.03/08/11,plot area and built-up area is considered as per occupancy certificate no.201 dated.03/08/11, this property is situated in developing area and is located 4 km away from centre of nashik city.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
SCREENSHOT_2026-09-28_221052.PNG	19.978191388888888	73.77339997222222	
TIMEPHOTO_20260928_162351.JPG.JPEG	19.978191388888888	73.77339997222222	
TIMEPHOTO_20260928_162612.JPG (1).JPEG	19.978138305555554	73.77337666666666	
TIMEPHOTO_20260928_162406.JPG.JPEG	19.977887749999997	73.7740775	
TIMEPHOTO_20260928_162546.JPG.JPEG			

Entered By:	Truemark Advisors Llp	Entered On:	29-Sep-2026
Recommended by:	Ganesh Pawar	Completion Status:	Constructed
Recommender's Comment:	Ok To Proceed. This Is Resale Purchase Case. The Occupancy Certificate Issued By Cidco. The Property Is 14 Years Old And Located In Well Developed Area. The Plot Area And Built-Up Area As Per Occupancy Certificate Is Considered For The Valuation. A Property Visited By Rtm-Pravin Pagar And Tm-Mayur.		
Approver Name:	Pravin Pagar	Approver ID:	HE016031
Designation:	Regional Technical Manager	Approved On :	29-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. first floor is covered with the mangalore tiles hence construction rate adopted accordingly.		



Longitude: 73.77337666666666
Latitude: 19.978138305555554
Image Taken 28-SEP-2026 16:24:06

Longitude: 73.7740775
Latitude: 19.977887749999997
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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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