



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-142194	Application No.:	77000338862
Customer Name:	Rohan Dilip Patil	Branch :	(10623) NASHIK ROAD
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Rohan Dilip Patil	Mobile :	9860072600 8975020059

PROPERTY ADDRESS

Property Address:	Residential Bungalow On Plot No. Asl/4, Neighborhood Ashwin, Behind Mahindra Guest House,,Ashwin Nagar, Cidco, At Nashik ,Tal And Dist Nashik	Location:	Cidco Colony		
		City:	Nashik	Pin Code	422009
		State:	Maharashtra	Country	India
Legal Address:	Residential Bungalow On Plot No. Asl/4, Neighborhood Ashwin, Behind Mahindra Guest House, Ashwin Nagar, Cidco, At Nashik Tal And Dist Nashik	Nearby Landmark:	Behind Mahindra Guest House, Ashwin		
		Collateral ID:	I26NSK009-077066		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Development Authoriy
Natute of Location:	Urban	Distance Travelled From Operating	20
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
Second Floor				
Other1				
Other2				
Ground Floor	4	1	2	3 BHK
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Joshi	27
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2024	Tenant Occupied	33

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Not Mentioned	Not Mentioned	Not Mentioned	Not Mentioned
Actual on Site	Plot No 5	Plot No 3	Adj Bungalow	Road
Boundary	Na			

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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	RESIDENTIAL BUNGLOW

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2308	6800	15694400
Carpet Area	933	0	0
Super Built Up/Sellable Area	1120	1550	1736000
Compound Wall And Plot Dev	1	600000	600000
Other 2	1	0	0
% Completion	100	TOTAL	18030400
% Recommended	100	Realizable Value:	18030000

Realizable Value In Words : Rupees One Crore Eighty Lakh Thirty Thousand

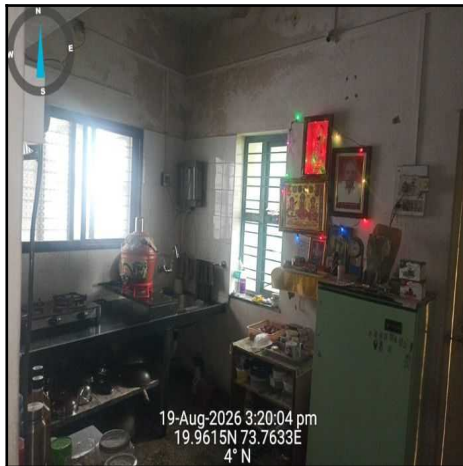
Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	19-Aug-2026
Violations observed (if any):	Nill		
Remarks:	null 1) subject property is residential bungalow ground floor 2)technical visit done by Nilesh and report made by Vaishnavi 3) latitude 19.961229,longitude 73.762578 4)allotment letter is issued by CIDCO, Nashik Ref No 820, dt 21/05/1984 5) lease deed between CIDCO and Shrivankar Shahu Ramchandra dt 25/09/1985 and subject property is on lease for 19 years computed from 03/01/1985 6) order letter is issued by CIDCO Ref No 2014/882, dt 10/10/2014 7)commencement certificate is issued by CIDCO, Ref No 997, dt 10/03/1999 8) full occupancy certificate is issued CIDCO, Ref No 99/2133, dt 08/10/1999 9) architecture plan is issued by engineer with the stamp of CIDCO executive engineer dated 08/10/1999 Ref No 99/2133 10)occupancy certificate is issued CIDCO, Ref No 2133, dt 08/10/99 11) tax receipt is issued by NMC, year of 2024-25, 12) plot area and buais consider as per plan 14) possession receipt 25/09/1985 15) transfer letter no 1601 dated 29/03/1996 13) notarised deed between Rohan Dilip Patil and Meena Shahusar Wankar dated on 24/03/2026 14) same case is relogin old app no 77000237024 req id hrq-26-47517		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

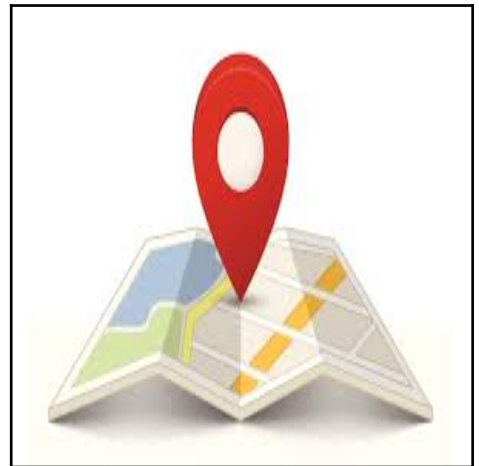
Entered By:	Propedge Valuations Pvt L	Entered On:	19-Aug-2026
Recommended by:	Ganesh Pawar	Completion Status:	Constructed
Recommender's Comment:	Ok To Proceed. Sanctioned Building Plan, Cc, Full Oc And Allotment Letter From Cidco Along With Tax Receipt From Nmc Is Received. Age Of Property Is 27 Years. A Property Visited By Tm-Sagar Aher.		
Approver Name:	Pravin Pagar	Approver ID:	HE016031
Designation:	Regional Technical Manager	Approved On :	19-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. tenant noc to be taken on records. inhouse visit was conducted by rtm pravin pagar and to sagar aher		



Longitude: 73.762578
Latitude: 19.961228999927897
Image Taken



Longitude: 73.762578
Latitude: 19.961228999927897
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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