



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-169630	Application No.:	77000366379
Customer Name:	Pankaj Arjun Kripalani	Branch :	(10019) JALGAON
Product Name:	Nhl - Rnhl - Lap Commercial - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	VACANT	Visited User Type:	Technical Agency
Contact Name:	Pankaj Arjun Kripalani	Mobile :	8554921858 9370404837

PROPERTY ADDRESS

Property Address:	Cts No. 3112a/7, New Mahadev Distributors, ,Near Sangitani Complex, Weekly Market Area, ,Behind Nph School No. 05,At Bhusawal, Tal. Bhusawal, Dist. Jalgaon.	Location:	Bhusawal At Awale Bazar
		City:	Bhusawal Pin Code 425201
		State:	Maharashtra Country India
Legal Address:	Cts No. 3112a/7, New Mahadev Distributors, Near Sangitani Complex, Weekly Market Area, Behind Nph School No. 05, At Bhusawal, Tal. Bhusawal, Dist. Jalgaon.	Nearby Landmark:	Near Sangitani Complex, Weekly Market
		Collateral ID:	I26BSL201-095073

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	COMMERCIAL AREA
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	65
Green Housing:	No	Distance from City Center Km:	1
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	1	0	0	SHOP
Second Floor	1	0	0	SHOP
Other1				
Other2				
Ground Floor	1	0	0	DOUBLE HEIGHT SHOP

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant		31
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			29

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Cts No. 3112a/9/1	Road	Cts No. 3112a/6	Cts No. 3112a/8
Actual on Site	Cts No. 3112a/9/1	Road	Cts No. 3112a/6	Cts No. 3112a/8
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
Flood Prone Area	No	CRZ	1

VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	NA

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	214	37500	8025000
Carpet Area	150	0	0
Super Built Up/Sellable Area	180	1800	324000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	8349000
% Recommended	100	Realizable Value:	8349000
Realizable Value In Words : Rupees Eighty-Three Lakh Forty-Nine Thousand			

Visited By:	Truemark Advisors Llp_Hfc	Visited on:	29-Sep-2026
Violations observed (if any):			

Remarks:	null 1. report realise base on - sale deed no. 6377/2025 dated 20/11/2025 favor of kapil arjundas kripalani, latest cts extract pu. id - 53034107271, cts map with four boundaries, data sheet for built up area etc 2. plot area consider sale deed and latest cts extract. b/up area is consider on data sheet. 3. on site built up area is more than data sheet. 4.the final valuation has been concluded basis comparative market valuation approach and rates are cross verified with the rates prevalent in the near by localities 5.the report should be used only for the purpose its prepared.this report is confidential and should not be shared outside of the bank 6. this is only valuation report and it does not contain any legal aspect. 7. on site renovation work is in progress. 8. south side part is marged. 9. property is situated in main market area.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

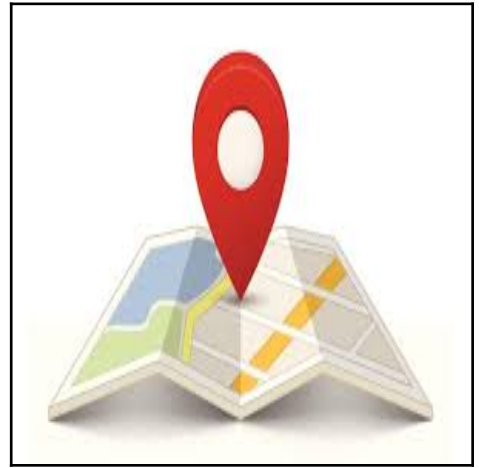
Entered By:	Truemark Advisors Llp	Entered On:	07-Oct-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	08-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. cts extract, cts map, and data sheet are documented. the property is 31 years old and currently, renovation work is in progress. the subject and adjoining properties internally merged and are under the different ownerships. however, the partition wall removed. obtain a walling indemnity from the customer confirming that the partition wall will be construct, wherever necessary, to make it single unit.		



Longitude: 75.781715
Latitude: 21.041678
Image Taken 29-SEP-2026 15:12:43



Longitude: 75.78171999999999
Latitude: 21.041598
Image Taken 29-SEP-2026 15:08:49



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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