



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-166004	Application No.:	77000359228
Customer Name:	Anand Ganesh Gavali	Branch :	(10167) DHULE
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Anand Ganesh Gavali	Mobile :	7507164158 8080356796

PROPERTY ADDRESS

Property Address:	Plot No.63 North Part Sr No.83/2 Cts No.4283,Shivneri Society Near Jay Malhar Colony,Dp Road Mauje Mahindale Shivar Tal Dist Dhule	Location:	Dhule Chaini Road
		City:	Dhule Pin Code 424001
		State:	Maharashtra Country India
Legal Address:	Plot No.63 North Part Sr No.83/2 Cts No.4283 Shivneri Society Near Jay Malhar Colony Dp Road Mauje Mahindale Shivar Tal Dist Dhule	Nearby Landmark:	Shivneri Society Near Jay Malhar Colony
		Collateral ID:	I26DHU001-090716

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	14
Green Housing:	No	Distance from City Center Km:	6
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	1	1	1	1RK WC BATH
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Load Bearing	Vacant		30
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			20

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Road	Plot No.40	Plot No.62	Part Of Plot No.63
Actual on Site	Road	Adj Property	Adj House Mr D P Dhanray	Part Of Plot
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	GF 1RK WC BATH

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	807	1300	1049100
Carpet Area	308	0	0
Super Built Up/Sellable Area	366	1000	366000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1415100
% Recommended	100	Realizable Value:	1415000
Realizable Value In Words : Rupees Fourteen Lakh Fifteen Thousand			

Visited By:	Truemark Advisors Llp_Hfc	Visited on:	24-Sep-2026
Violations observed (if any):	Na		
Remarks:	null provide docs for valuation. 1.ats draft-anand ganesh gavali,seller sale deed-1942/2018,na order-nasr/7/82-83 date-20/9/1982 collector dhule,sanction building plan and cc-2391 date-28/6/1995 dhule municipal corpoartion,society letter-date-19/4/2018,tax asesment copy-date 12/10/2017 dhule municipal corporation. 2.as on site gf 1rk wc bath residential rowhouse is there. 3.as on date it is vacant. 4.on site observation subject rowhouse all work is completed but only front side elevation finishing work is pending so same work stage is considered. 5.considering plot area and bua as per deed and sanction building plan for calulations. four boundries considered as per ats draft. 6.subject property is in mahindale shivar within limits of dhule municipal corporation. 7.the report should be used only for the purpose its prepared. this report is confidential and should not be shared outside of the bank.8.the final valuation has been concluded basis comparative market valuation approach and rates are cross-verified with the rates prevalent in the nearby localities.9.this is only valuation report and it does not contain any legal aspect.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Truemark Advisors Llp	Entered On:	25-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	25-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is resale purchase case. tax assessment received. building plan issued by municipal corporation, dhule. the property is 30 years old. the plot area as per deed and built-up area as per approved building plan is considered for the valuation.		



Longitude: 74.7510697222223

Latitude: 20.89555138888889

Image Taken 24-SEP-2026 18:10:41



Longitude: 74.75117

Latitude: 20.89546

Image Taken 24-SEP-2026 18:11:14



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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