



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-100730	Application No.:	77000295864
Customer Name:	Dilshad Altaf Mirza	Branch :	(10818) NASHIK PANCHWATI
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Dilshad Altaf Mirza	Mobile :	7020452322 9689273738

PROPERTY ADDRESS

Property Address:	Flat No. B 07, Fourth Floor, B Wing, Thorat Height,2,S. No. 9/1/2/3/4, Plot No. 2, Mhada Road, ,B/H, Indian Oil Petrol Pump, Ambad- Satpur Link ,Road,Sanjeev Nagar, Mauje Chunchale Shiwar, Nashik	Location:	Ambad Ind Complex
Legal Address:	Flat No. B 07, Fourth Floor, B Wing, Thorat Heights-2, S. No. 9/1/2/3/4, Plot No. 2, Mhada Road, B/H, Indian Oil Petrol Pump, Ambad- Satpur Link Road, Sanjeev Nagar, Mauje Chunchale Shiwar, Nashik	City:	Nashik
		Pin Code	422010
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Indian Oil Petrol Pump
		Collateral ID:	I26NSK010-057993

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	4	Class Of Locality:	Middle Class Area
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:	05
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Fourth Floor	2	1	1	1 BHK FLAT
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	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	Side Margin	Side Margin	Flat No A 15	Passage And Staircase And
Actual on Site	Side Margin	Side Margin	Flat No A 15	Passage And Staircase And
Boundary	Yes			

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

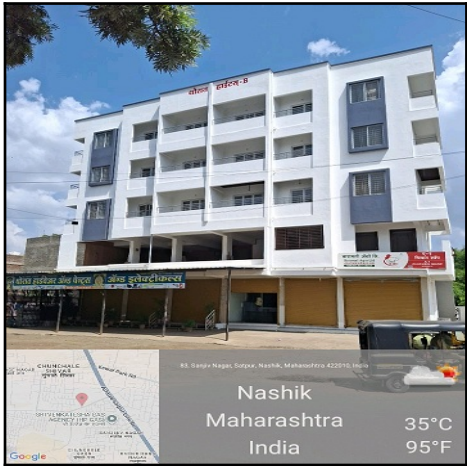
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	2 BHK FLAT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	604	0	0
Super Built Up/Sellable Area	785	3500	2747500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2747500
% Recommended	100	Realizable Value:	2748000
Realizable Value In Words : Rupees Twenty-Seven Lakh Forty-Eight Thousand			

Visited By:	Mr. Mayur Nakpure	Visited on:	24-Jun-2026
Violations observed (if any):			
Remarks:	null documents refer- 1) draft agreement in the name of mr. dilshad altaf mirza and fatima mirza is provided 2) cc no. nmcb/23/92728 dt.22.11.2023 4) digital sign approved building plan is provided no. nmcb/b/2023/apl/10718 dt.22.11.2023 5) b/up area considred 30 percent loding above carpet as per approved building plan 6) said property is identify with the help of site person and as per provided documents only 7) oc not recived yet, builder has apply for oc 8) given valuation is based on provided documents only. four boundaries wrong mentioned in draft take revised draft before disbursemenst.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
3.JPG	NULL	NULL	

Entered By:	Mayur Nakpure	Entered On:	24-Jun-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	24-Jun-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the revised draft should be obtained before further process. the necessary approvals to be taken for non-apf case.		



Longitude: 73.72589111111111
Latitude: 19.971905555555555
Image Taken 24-JUN-2026 17:38:13

Longitude: 73.72562722222223
Latitude: 19.971810277777777
Image Taken 24-JUN-2026 17:38:13

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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