



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-162989	Application No.:	77000351707
Customer Name:	Bhagyashri Pravin Desai	Branch :	(10167) DHULE
Product Name:	Nhl - Micro Lap - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Bhagyashri Pravin Desai	Mobile :	9075642513 9518591803

PROPERTY ADDRESS

Property Address:	Plot No.37 North-East Corner Part, Sr.No.106/2b,Rajdeep Gruh Nirman Society B/H Hotel Rajgad,Surat Bypass Mauje Mahindale Shivar Tal.Dist.Dhule	Location:	Dhule Chaini Road
		City:	Dhule Pin Code 424001
		State:	Maharashtra Country India
Legal Address:	Plot No.37 North-East Corner Part, Sr.No.106/2b Rajdeep Gruh Nirman Society B/H Hotel Rajgad Surat Bypass Mauje Mahindale Shivar Tal.Dist.Dhule	Nearby Landmark:	B/H Hotel Rajgad Surat Bypass
		Collateral ID:	I26DHU001-088503

PROPERTY DETAILS

Type Of Property:	Bungalow	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	10
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor	2	1	1	1BHK WC BATH

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr Ahirrao	12
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	12YRS	Parents	48

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Road	Part Of Plot	Road	Part Of Plot
Actual on Site	Road	Part Of Plot Mr Kailas More	Road	Part Of Plot Mr Kedar
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:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1006	2000	2012000
Carpet Area	683	0	0
Super Built Up/Sellable Area	820	1600	1312000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3324000
% Recommended	100	Realizable Value:	3324000

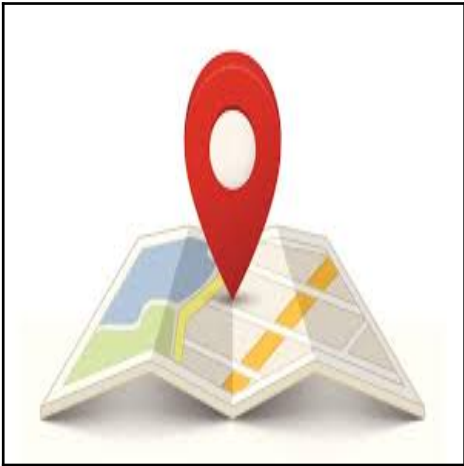
Realizable Value In Words : Rupees Thirty-Three Lakh Twenty-Four Thousand

Visited By:	Truemark Advisors Llp_Hfc	Visited on:	19-Sep-2026
Violations observed (if any):			

Remarks:	null provide docs for valuation. 1.sale deed-5423/2014,7/12 extract,soc letter-date-3/7/2014,na order-nasr/101/93 date-28/1/1993 sdo dhule,layout plan copy-2476 date-18/12/1991-tpo dhule, engineer building plan 2. as on site gf 1bhk wc bath residential building. same is parents occupied. 3.plot area considered as per deed and bua as per engineer building plan 4.property is in mahindale shivar dhule muncipal corporation limit.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Truemark Advisors LLP	Entered On:	20-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	21-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. na order, layout, and engineer building plan received. the property is 12 years old. the plot area as per deed and built-up area as per engineer building plan i.e. within permissible limit is considered for the valuation.		



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Latitude: 20.893208333333334
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Longitude: 74.74278972222223
Latitude: 20.893208333333334
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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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