



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-166210	Application No.:	77000364433
Customer Name:	Irfan Mushib Khan	Branch :	(10108) NASHIK
Product Name:	Nhl - Rnhl - Nrp - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	VACANT	Visited User Type:	In House
Contact Name:	Irfan Mushib Khan	Mobile :	7773963292 8010246562

PROPERTY ADDRESS

Property Address:	Shop No.11, Ground Floor, Darussalam Tower, ,Plot No.6a/6b, Sr.No.7/3/1/2/3/2, Near Jmct , College, Jaydeep Nagar, Wada Road, Wadala Shiwar,, Tal And Dist - Nashik.	Location:	Nashik City
Legal Address:	Shop No.11, Ground Floor, Darussalam Tower, Plot No.6a/6b, Sr.No.7/3/1/2/3/2, Near Jmct College, Jaydeep Nagar, Wada Road, Wadala Shiwar, Tal And Dist - Nashik.	City:	Nashik
		Pin Code	422001
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Near Jmct College, Wada Road
		Collateral ID:	I26NSK001-092206

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	4
Green Housing:	No	Distance from City Center Km:	04
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	1			SHOP

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	Shop No 10	Shop No 12	Building Margin Area And	Parking
Actual on Site	Shop No 10	Shop No 12	Building Margin Area And	Parking
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:	VACANT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	0	0	0
Carpet Area	160	0	0
Super Built Up/Sellable Area	240	13000	3120000
Other 1	0	0	0
Other 2	0	0	0
% Completion	100	TOTAL	3120000
% Recommended	100	Realizable Value:	3120000
Realizable Value In Words : Rupees Thirty-One Lakh Twenty Thousand			

Visited By:	Mr. Mayur Nakpure	Visited on:	28-Sep-2026
Violations observed (if any):	Na		
Remarks:	null provided draft deed in the name of mr. irfan khan and mr. hashim shaikh and rera certificate no p51600053411 end date 31/12/2025 and sanction building plan and commencement certificate by nmc approval no.bp/59/2023 dated 17/05/2023 on site property is vacant and shown by mr. irfan khan. area and four boundaries considered from deed. considered 50 percent loading on carpet area.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Mayur Nakpure	Entered On:	28-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	28-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for nrp - builder purchase case. rera certificate received. the building plan and commencement certificate issued by nmc. a necessary approvals to be taken for non apf case.		



Longitude: 73.79337583333333

Latitude: 19.97468194444444

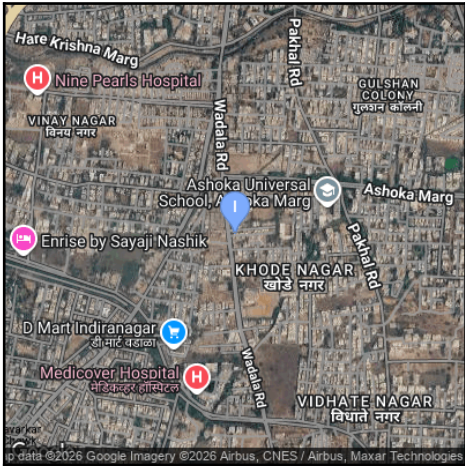
Image Taken 28-SEP-2026 10:58:59



Longitude: 73.79284388888888

Latitude: 19.97912333333333

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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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