



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-165522	Application No.:	77000361604
Customer Name:	Ashok Lotan Sonawane	Branch :	(10818) NASHIK PANCHWATI
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Ashok Lotan Sonawane	Mobile :	9604830713 9762598582

PROPERTY ADDRESS

Property Address:	Row Bungalow On Plot No 42, Ground Plus 1st Floor,,S No 209/A/1/2/1/1/2, Near Om Sai Lawns, Bhor,Mala, Samangaon Road, Deolali 2 Shiwar, Nashik	Location:	Nashik Road		
		City:	Nashik	Pin Code	422101
		State:	Maharashtra	Country	India
Legal Address:	Row Bungalow On Plot No 42, Ground Plus 1st Floor, S No 209/A/1/2/1/1/2, Near Om Sai Lawns, Bhor Mala, Samangaon Road, Deolali 2 Shiwar, Nashik	Nearby Landmark:	Near Om Sai Lawns, Bhor Mala,		
		Collateral ID:	I26NSK101-090553		

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:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	16
Green Housing:	No	Distance from City Center Km:	14
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	2		1	2 BEDROOM
Second Floor				
Other1				
Other2				
Ground Floor	1	1	1	HALL KITCHEN

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	Underconstruction	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Underconstruction	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Side Margin	Side Margin	Plot No 41	Plot No 43
Actual on Site	Side Margin And Then Road	Side Margin And Then Adj	Adj Row Bungalow On Plot	Adj Row Bungalow On Plot
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	574	3000	1722000
Carpet Area	621	0	0
Super Built Up/Sellable Area	745	2000	1490000
Other 1	1	0	0
Other 2	1	0	0
% Completion	90	TOTAL	3212000
% Recommended	90	Realizable Value:	3212000
Realizable Value In Words : Rupees Thirty-Two Lakh Twelve Thousand			

Visited By:	Mr. Sagar Aher	Visited on:	24-Sep-2026
Violations observed (if any):	Na		

Remarks:	null provided documents are 1) draft agreement between ashok lotan sonawane and other (buyer) and ranjhana jain and other (seller) 2) sanctioned building plan no nmcb/b/2024/apl/16326 dated 17/12/2025 (nmc) 3) commencement certificate no nmcb/b/2024/apl/16326 dated 17/12/2025 (nmc) 4) property is identify by person met at site and asper provide documents 5) plot area and built up area is consider as per sanctioned building plan 6) provided valuation is on the basis of provided documents only 7) at the time of site visit flooring work is completed 8) same case is repunch due to relogin old app no 77000290863 req id hrq-26-97910
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

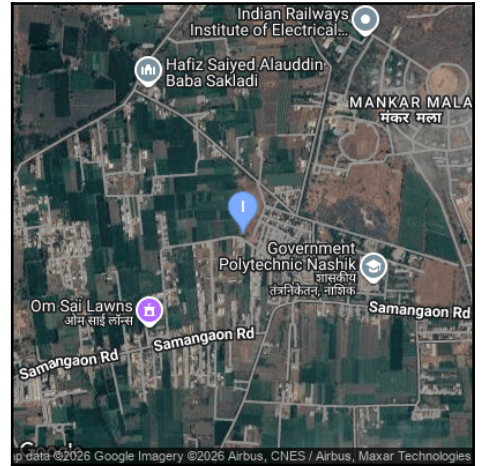
Entered By:	Sagar Aher	Entered On:	24-Sep-2026
Recommended by:		Completion Status:	Final Takeover
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	24-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the construction work is in progress. the necessary approvals to be taken for non apf case. the plot area and built-up area as per approved building plan is considered for valuation.		



Longitude: 73.8571263888889
Latitude: 19.95289833333334
Image Taken 20-JUN-2026 12:26:35



Longitude: 73.85789472222221
Latitude: 19.953905
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DECLARATION

I/We hereby 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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