



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                                    |                    |                          |
|---------------------|------------------------------------|--------------------|--------------------------|
| Request ID:         | HRQ-26-165428                      | Application No.:   | 77000351687              |
| Customer Name:      | Sameena Ashapak Attar              | 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:       | Sameena Ashapak Attar              | Mobile :           | 9011153343 9762598582    |

### PROPERTY ADDRESS

|                   |                                                                                                                                                                    |                  |                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------------|
| Property Address: | Flat No. A 502, 5th Floor, A Wing, Significant ,Apartment, S. No. 82/3/A/82/4 (Old S. No. 82/3/A),,Opp. Ashoka Hospital, Wadala Road, Mauje Wadala ,Shiwar, Nashik | Location:        | Nasik Gandhinagar                  |
|                   |                                                                                                                                                                    | City:            | Nashik Pin Code 422006             |
|                   |                                                                                                                                                                    | State:           | Maharashtra Country India          |
| Legal Address:    | Flat No. A 502, 5th Floor, A Wing, Significant Apartment, S. No. 82/3/A/82/4 (Old S. No. 82/3/A), Opp. Ashoka Hospital, Wadala Road, Mauje Wadala Shiwar, Nashik   | Nearby Landmark: | Opp. Ashoka Hospital, Wadala Road, |
|                   |                                                                                                                                                                    | Collateral ID:   | I26NSK006-091147                   |

### PROPERTY DETAILS

|                       |                                   |                                         |                       |
|-----------------------|-----------------------------------|-----------------------------------------|-----------------------|
| Type Of Property:     | Flat                              | Plot Demarcated At Site:                | YES                   |
| Approved Land Use:    | Residential                       | Infrastructure Of The Surrounding Area: | AVERAGE               |
| 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       | 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 |              |                 |                 |                 |
| 5th Floor    | 3            | 1               | 2               | 2 BHK FLAT      |
| Other2       |              |                 |                 |                 |
| Ground Floor |              |                 |                 |                 |

| Structure         | Occupancy Status | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
|-------------------|------------------|--------------------------|----------------------------------------------------|
| Rcc Structure     | Vacant           | Vacant                   | 0                                                  |
| Maintenance Level | Occupied Since   | Relationship of Occupant | Residual Age Of Property                           |
| Good              |                  |                          | 60                                                 |

### BOUNDARIES ON SITE

|                  | East          | West           | North          | South                   |
|------------------|---------------|----------------|----------------|-------------------------|
| As per Sale Deed | Amenity Space | Lobby And Duct | Flat No. A 501 | Side Margin/ Open Space |
| Actual on Site   | Side Margin   | Lobby And Duct | Flat No. A 501 | Side Margin/ Open Space |
| Boundary         | Yes           |                |                |                         |

| NDMA Details                           |                     |              |   |
|----------------------------------------|---------------------|--------------|---|
| Height Of Building(Above Ground Level) | Between 15-45 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:                     | 0 | Constructed Rate :          | 0           |
| Total Value ₹:                        | 1 | Floorwise Usage:            | RESIDENTIAL |

| VALUATION                    |               |                   |            |
|------------------------------|---------------|-------------------|------------|
| Description                  | Area in Sq.Ft | Rate/Sq.Ft        | Amount (R) |
| Landarea                     | 1             | 0                 | 0          |
| Carpet Area                  | 525           | 0                 | 0          |
| Super Built Up/Sellable Area | 735           | 3950              | 2903250    |
| Other 1                      | 1             | 0                 | 0          |
| Other 2                      | 1             | 0                 | 0          |
| % Completion                 | 100           | TOTAL             | 2903250    |
| % Recommended                | 100           | Realizable Value: | 2903000    |

Realizable Value In Words : Rupees Twenty-Nine Lakh Three Thousand

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |             |             |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| Visited By:                   | Mr. Kunal Sasane                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Visited on: | 23-Sep-2026 |
| Violations observed (if any): | Na                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |             |             |
| Remarks:                      | null   // documents refer- 1) draft agreement in the name of mr. mr. ashapak shafi mohammad attar and mrs. sameena ashapak attar is provided 2) cc no. lnd/bp/a4/01/2020 dt. 05.05.2020 3) approved building plan no. a4/01/2020 dt. 05.05.2020 4) rera no. p51600027892 valid till dt. 19.11.2016 5) b/up area considred 40 percent loading above carpet as per draft agreement 6) said property is identify with the help of site person and as per provided documents only 7) said property is located in developed single community area 8) given valuation is based on provided documents only 9) case is review for rate revision |             |             |

| OMNI DOCS FILES |          |           |           |
|-----------------|----------|-----------|-----------|
| File Name       | Latitude | Longitude | Go To Map |

|                           |                                                                                                                                               |                    |             |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------|
| Entered By:               | Kunal Sasane                                                                                                                                  | 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 for builder purchase case. building plan, commencement, and rera certificate received. a necessary approvals to be taken for non apf case. |                    |             |



Longitude: 73.7908166666667

Latitude: 19.9687

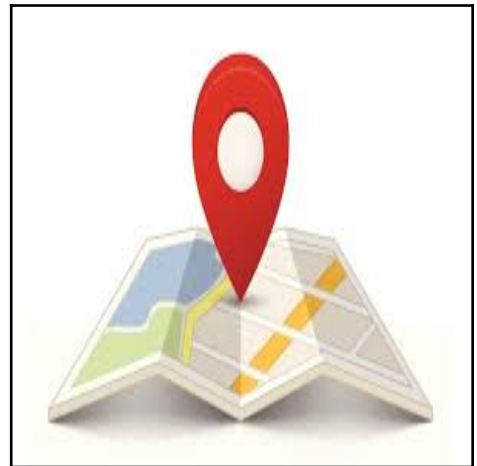
Image Taken 22-SEP-2026 11:50:56



Longitude: 73.79065833333333

Latitude: 19.96875833333333

Image Taken 22-SEP-2026 11:53:10



## 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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