



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-79406	Application No.:	77000273305
Customer Name:	Sunil Murlidhar Kumawat	Branch :	(10623) NASHIK ROAD
Product Name:	Apna Ghar - Balance Transfer + Top-Up	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	In House
Contact Name:	Sunil Murlidhar Kumawat	Mobile :	8007944999 9172739452

PROPERTY ADDRESS

Property Address:	Row House No 3, Ground Plus 2 Floors, Siddhi Park ,Apartment, Plot No 13,20, Gat No 206/A, ,Padmalaya Park, Jaswant Nagar, Satmauli Chowk, ,Satpur Colony, Pimpalgaon Bahula Shiwar, Nashik	Location:	Pimpalgaon Bahula
Legal Address:	Row House No 3, Ground Plus 2 Floors, Siddhi Park Apartment, Plot No 13,20, Gat No 206/A, Near Khandoba Maharaj Mandir, Padmalaya Park, Jaswant Nagar, Satmauli Chowk, Satpur Colony, Pimpalgaon Bahula Shiwar, Nashik	City:	Nashik
		Pin Code	422012
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Near Khandoba Maharaj Mandir,
		Collateral ID:	I26NSK012-066447

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	40
Green Housing:	No	Distance from City Center Km:	10
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	2	1	1	1 BHK
Second Floor	1		1	1ROOM (TIN ROOF STRUCTURE)
Other1				
Other2				
Ground Floor	2	1	1	1 BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Kumawat , T, T	23
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2010	Self, T, T	37

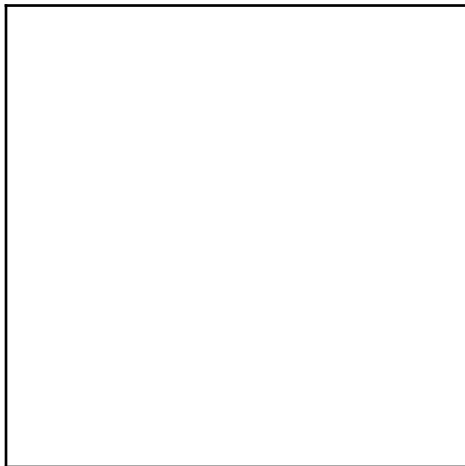
BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Row House No 2	Row House No 4	Open Space And Colony Road	Open Space
Actual on Site	Row House No 2	Row House No 4	Adj House	Road
Boundary	No			

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	1	0	0
Carpet Area	482	0	0
Super Built Up/Sellable Area	578	6000	3468000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3468000
% Recommended	100	Realizable Value:	3468000
Realizable Value In Words : Rupees Thirty-Four Lakh Sixty-Eight Thousand			

Visited By:	Mr. Sagar Aher	Visited on:	24-Jun-2026
Violations observed (if any):	Na		
Remarks:	null provided documents are 1) sale deed no 8853 dated 23/09/2010 2) mortgage deed no 3081 dated 15/03/2010 3) architect uilding plan by pawar construction and associates 4) built up area is consider as per architect building plan 5) as per building plan and site structure is of ground plus 2 floor but 2nd floor roof is constructed of gi sheet hence, we are not consider same area for valuation given valuation is only of ground plus 1st floor 6) in provided sale deed four boundaries are interchange property is identify by person met at site, architect building plan and other documents 7) ground floor is self occupied and first and second floor is tenant occupied 8) case is review for change in address		
OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

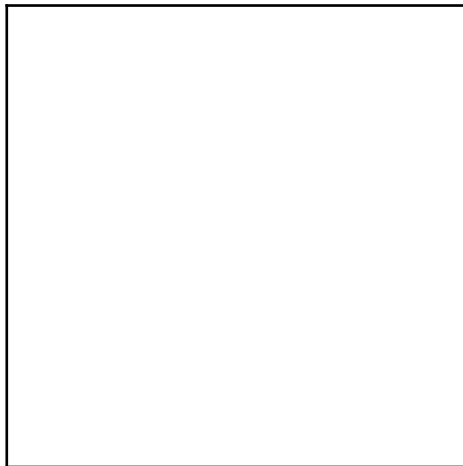
Entered By:	Sagar Aher	Entered On:	21-Jul-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	21-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under ag. the property is 23 years old. the tenant noc is to be obtained. the rcc structure area as per building plan is considered and area of g.i. sheet roof structure is excluded from calculations. the report is review to update address.		



Longitude:

Latitude:

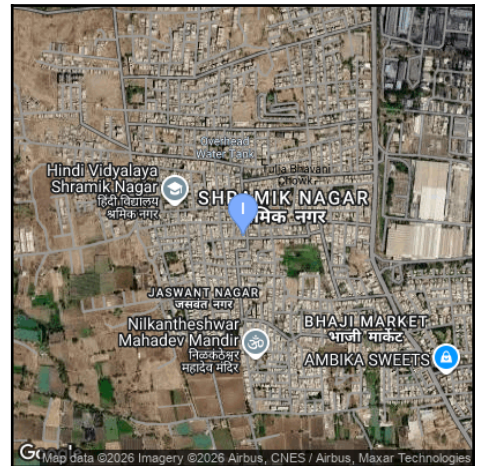
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Longitude:

Latitude:

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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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