



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-162618	Application No.:	77000359223
Customer Name:	Devidas Yashwant Tokade	Branch :	(10623) NASHIK ROAD
Product Name:	Nhl - Rnhl - Lap Rgc - Industrial Premises - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	In House
Contact Name:	Devidas Yashwant Tokade	Mobile :	9529118957 8975020059

PROPERTY ADDRESS

Property Address:	Plot No 6 (West Side), Gat No 308/310/324, Infront,Of Mc Donalds, Service Road, Bortembhe Shiwar, Tal,Igatpuri, Dist Nashik	Location:	Igatpuri		
		City:	Nashik	Pin Code	422403
		State:	Maharashtra	Country	India
Legal Address:	Plot No 6 (West Side), Gat No 308/310/324, Infront Of Mc Donalds, Service Road, Bortembhe Shiwar, Tal Igatpuri, Dist Nashik	Nearby Landmark:	Infront Of Mc Donalds, Service Road		
		Collateral ID:	I26NSK403-093264		

PROPERTY DETAILS

Type Of Property:	Industrial	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:	Gram Panchayat
Natute of Location:	Rural	Distance Travelled From Operating	98
Green Housing:	No	Distance from City Center Km:	4
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	2	1	1	1 INDUSTRIAL ROOM, HALL KITCHEN
First Floor	4		3	3 BEDOOM AND HALL
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tokade	2
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2024	Self Occupied	58

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Remaining Plot Of P No 6	Plot No 5	Plot No 7	Service Road
Actual on Site	Remaining Plot Of P No 6	Plot No 5	Plot No 7	Service Road
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:	INDUSTRIAL

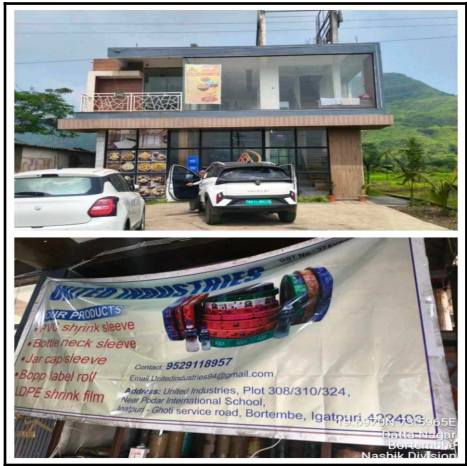
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	3097	1700	5264900
Carpet Area	2581	0	0
Super Built Up/Sellable Area	3097	1500	4645500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	9910400
% Recommended	100	Realizable Value:	9910000
Realizable Value In Words : Rupees Ninety-Nine Lakh Ten Thousand			

Visited By:	Mr. Sagar Aher	Visited on:	19-Sep-2026
Violations observed (if any):	Na		

Remarks:	null provided documents are 1) sale deed no 2621/2023 dated 03/07/2023 2) na order no 2/1983 dated 16/04/1983 (tahsil igatpuri) (residential) 3) layout plan no 948 dated 07/04/1983 (adtp) 4) grampanchayat building plan (grampanchayat bortembhe) 5) plot area is consider as per sale deed and building plan and built-up area is consider with fsi of 1 6) on site industrial as well as hotel activity is seen we book said property in industrial hence fsi of 1 is consider 7) property is identify by person met at site and as per provided documents 8) given rate is average rate of industrial and hotel
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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DEVIDAS TOKADE DOCUMENTS.PDF			
PLAN COPY DEVIDAS.PDF	NULL	NULL	

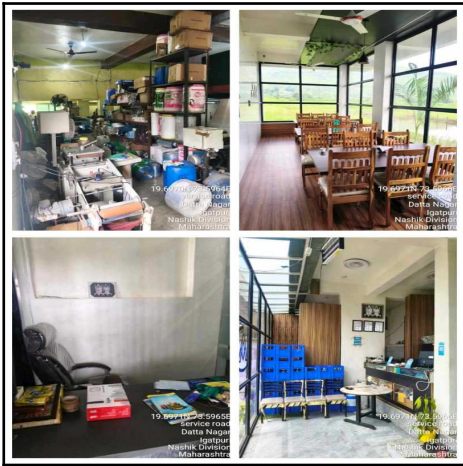
Entered By:	Sagar Aher	Entered On:	29-Sep-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	29-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. na order and layout received. building plan issued by gram panchayat. the property is 02 years old and occupied by the customer. the property being utilized for hotel and industrial purpose. the composite coc is adopted. the built-up area within the permissible limit is considered for the valuation. the property is located in developing area.		



Longitude: 73.59662655740752

Latitude: 19.697070278836744

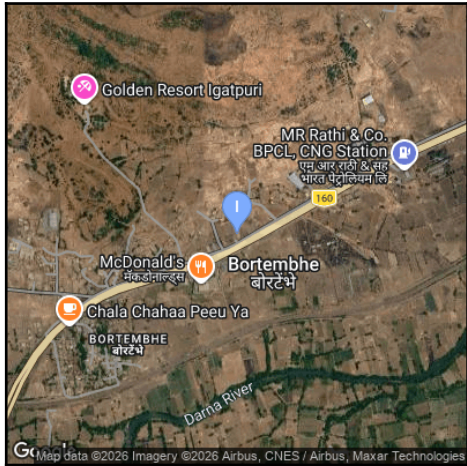
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Longitude: 73.59659135341685

Latitude: 19.697134673134673

Image Taken



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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