



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-161605	Application No.:	7792154875
Customer Name:	Vishal Trimbak Dixit	Branch :	(10108) NASHIK
Product Name:	Nhl - Prime Nhl - Lap Rgc - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Vishal Trimbak Dixit	Mobile :	7741033070 7972891118

PROPERTY ADDRESS

Property Address:	Ground Plus 3 Floor Plot No.16 And 17, Gat No.287, Cts No.93, Opp Gautam Vatika Apartment,,Near Gautam Lake, Trambak Road,,Trambakeshwar Shiwar Tal And Dist Nashik	Location:	Trimbak
Legal Address:	Ground Plus 3 Floor Plot No.16 And 17, Gat No.287, Cts No.93, Opp Gautam Vatika Apartment, Near Gautam Lake, Trambak Road, Trambakeshwar Shiwar Tal And Dist Nashik	City:	Nashik
		Pin Code	422212
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Opp Gautam Vatika Apartment
		Collateral ID:	I26NSK212-091892

PROPERTY DETAILS

Type Of Property:	Hotel	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	34
Green Housing:	No	Distance from City Center Km:	30
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor	10	0	9	6 ROOM AND 4 BEDROOM AND TOILET
Third Floor	6	0	6	6 ROOM AND 6 TOILET AND LOBBY
Other2				
Ground Floor	3	1	0	3 ROOM KIT AND DEVGAR
First Floor	10	0	9	6 ROOM AND 4 BEDROOM AND TOILET

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction	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	Plot No.18	6 M Road	9 Mtr Colony Road	Adj. Gat No 96
Actual on Site	Plot No.18	6 M Road	9 Mtr Colony Road	Adj. Ahilya River
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:	1	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	6165	4000	24660000
Carpet Area	5261	0	0
Super Built Up/Sellable Area	10925	1925	21030625
Other 1	1	0	0
Other 2	1	0	0
% Completion	85	TOTAL	45690625
% Recommended	85	Realizable Value:	45691000
Realizable Value In Words : Rupees Four Crore Fifty-Six Lakh Ninety-One Thousand			

Visited By:	Truemark Advisors Llp_Hfc	Visited on:	21-Sep-2026
Violations observed (if any):	Na		
Remarks:	null report release on basis of scan copy commencement certificate no.00225 dated. 14/08/2024, correction deed no.956/2026, estimate sheet, true copy layout plan, gift deed no.1172/2022 dated.08/08/2022, sanctioned building plan no.00225 dated. 14/08/2024, sale deed no.3785/2002 dated. 18/07/2002, this property is situated in developing area and is located 39 km away from centre of nashik city, and 1 km from centre of trambakeshwar. above mentioned valuation is after 100 completions of work as compared to building plan 4th floor extra constructed on site same has not considered. both plan are amalgamated in plan as per four boundaries considered. plot area and build up area considered from sale deed and plan.as per site observation, case review for rate revision		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
LAY OUT PNO 16&17.PDF			
MRS SMITA DIXIT PLOT NO 16 TRAMBAKESHWAR.PDF			
SANCTION PLAN.PDF	NULL	NULL	
SCREENSHOT 2026-09-22 105906.PNG	19.929893055555556	73.53021461111111	
TIMEPHOTO_20260921_180913.JPG.JPEG	19.929991666666666	73.53028499999999	
TIMEPHOTO_20260921_181007.JPG.JPEG	19.929719944444447	73.53021294444444	
MRS SMITA DIXIT PLOT NO 17 GIFT DEED.PDF			
TIMEPHOTO_20260921_181548.JPG.JPEG	19.93016163888889	73.53027444444444	
COMMENCEMENT CERTIFICATE.PDF			
CORRECTION DEED PNO 17 SMITA DIXIT.PDF			
ESTIMATE_VISHAL DIXIT.PDF			
TIMEPHOTO_20260921_182700.JPG.JPEG	19.929891361111114	73.53036972222222	
TIMEPHOTO_20260921_182715.JPG.JPEG			

Entered By:	Truemark Advisors Llp	Entered On:	28-Sep-2026
Recommended by:	Pravin Pagar	Completion Status:	Semi-Constructed
Recommender's Comment:	Lap Rgc Case Where Property Is Presently Under Construction. Property Visit Was Conducted By Rtm, Ztm, Cbm And Tbm And Observed That On Site Flooring Work Is In Progress. Additional Construction Was Observed On Site Which Is Not Shown On Approved Plan And Hence Not Considered For The Valuation.		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	28-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. ztm and rtm has visited the property		



Longitude: 73.5302146111111
Latitude: 19.929893055555556
Image Taken 21-SEP-2026 18:09:13



Longitude: 73.5302129722222
Latitude: 19.929719944444444
Image Taken 21-SEP-2026 18:15:42



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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