



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-166846	Application No:	77000349928
Customer Name:	Dipak Gokul Dorik		(10167) DHULE
Product Name:	HI - Rhl - Plot + Construction - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Dipak Gokul Dorik	Mobile :	8975553472 9923222659

PROPERTY ADDRESS

Property Address:	Plot No.93,Sr.No.19/2 Part,Mauje-Mandal ShivarVyanktesh Nagar Kalamasae RoadTal.Shirpur Dist Dhule	Location:	Shirpur
		City:	Dhule Pin Code 425405
		State:	Maharashtra Country India
Legal Address:	Plot No.93,Sr.No.19/2 Part,Mauje-Mandal Shivar Vyanktesh Nagar Kalamasae Road Tal.Shirpur Dist Dhule	Nearby Landmark:	Near Someshwar Mahadev Temple
		Collateral ID:	I26DHU405-087913

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Material at site:		Distance Travelled From Operating Office:	130
Nature of Location:	Urban	Distance from City Center Km:	4
Green Housing:	No	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	2	1	1	1BHK WC BATH-PROPOSED
First Floor				
Second Floor				
Other1				
Other2				

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Colony Road	Plot No.92	Colony Road	Plot No.94
Actual on Site	Colony Road	Vacant Plot	Colony Road	Vacant Plot
Boundary	Yes			

NDMA Details

Height Of Building(Above Ground Level)

Less than 15 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

Realizable

₹

:

1

VALUATION DETAILS

Description

Area in Sq. Ft

Rate per Sq.Ft

Amount(R)

Land

1253

1800

2255400

(A)

Construction

677

2000

1354000

(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION

RATE

QUANTITY

AMOUNT

Desc 1

0

0

0

Desc 2

0

0

0

Desc 3

0

0

0

Desc 4

0

0

0

Desc 5

0

0

0

Desc 6

0

0

0

Desc 7

0

0

0

Desc 8

0

0

0

Desc 9

0

0

0

Desc 10

0

0

0

Desc 11

0

0

0

Desc 12

0

0

0

Value As On Date:

2255400

Value of extra Amenities

0

% Completion

0

Amenities %Completion

0

% Recommended

0

Amenities %Recommendation

0

Reliazable value:

3609400

Realizable value Round Off:

3609000

Realizable Value In Words:

Thirty-Six Lakh Nine Thousand

Visited By:

Truemark Advisors Llp_Hfc

Visited on:

24-Sep-2026

Violations observed

(if any):

Remarks:

null | this is p plus c case. provided docs for valuation 1.ats draft-dipak gokul dhorik, sellr sale deed-626/2022,layout plan-tpo dhule,7/12 extract, engineer building plan 2.at a time of site revisit subject plot are demarcated by small cc poles and white lime powder. 3.considering plot area as per deed draft or 7/12 and bua as per engineer building plan. 4.property situated in mandal gp limit.5. revisit is done and revised report is updated. prev. report updated on hrq-26-162119 having same application number.

OMNI DOCS FILES

File Name

Latitude

Longitude

Go To Map

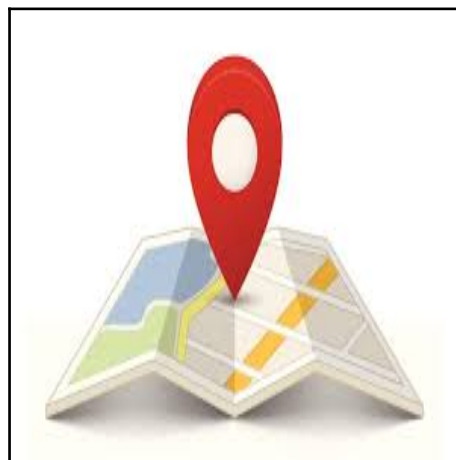
Entered By:	Truemark Advisors Llp	Entered On:	25-Sep-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
App Designation:	Technical Manager	Approved On:	25-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the plot is marked with cement poles on-site. the plot area as per deed and construction area as per engineer building plan is considered for the valuation. the sanction building plan must be documented prior to the funding for construction purpose. the construction work yet to commence on-site.		



Longitude: 74.89483111111112
Latitude: 21.349410833333334
Image Taken



Longitude: 74.89483111111112
Latitude: 21.349410833333334
Image Taken



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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