



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-144084	Application No.:	77000336799
Customer Name:	Kalu Gangaram Khode	Branch :	(10818) NASHIK PANCHWATI
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Kalu Gangaram Khode	Mobile :	9921888250 9011133230

PROPERTY ADDRESS

Property Address:	Flat No.604, 6th Floor, Shree Trambakraj Hills,S. No. 576/1, (Old S. No. 414/2 3a 562/2/3a/53), ,Plot No.54, Irrigation Colony, Swami Vivekanand ,Mauje Makhamlabad Shiwar, Nashik	Location:	Nasik Panchavati		
Legal Address:	Flat No.604, 6th Floor, Shree Trambakraj Hills, S. No. 576/1, (Old S. No. 414/2 3a 562/2/3a/53), Plot No.54, Irrigation Colony, Swami Vivekanand Nagar, Mhasrul-Makhamlabad Link Road, Mauje Makhamlabad Shiwar, Nashik	City:	Nashik	Pin Code	422003
		State:	Maharashtra	Country	India
		Nearby Landmark:	Irrigation Colony, Swami Vivekanand		
		Collateral ID:	I26NSK003-077547		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	8	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	8
Green Housing:	No	Distance from City Center Km:	8
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor				
6th Floor	2	1	1	1 BHK FLAT
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (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	Flat No.603	Passage And Flat No. 605	Lobby And Flat N0.601	Side Margin
Actual on Site	Flat No.603	Passage And Flat No. 605	Lobby And Flat N0.601	Side Margin
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
Total Value ₹:	1	Floorwise Usage:	RESIDENTIAL

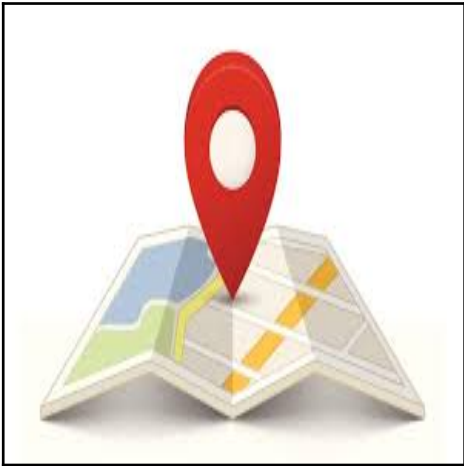
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	480	0	0
Super Built Up/Sellable Area	672	3800	2553600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2553600
% Recommended	100	Realizable Value:	2554000

Realizable Value In Words : Rupees Twenty-Five Lakh Fifty-Four Thousand

Visited By:	Mr. Kunal Sasane	Visited on:	21-Aug-2026
Violations observed (if any):	Na		
Remarks:	null // documents refer- 1) draft agreement in the name of mr. kalu gangaram khode and mrs. gita kalu khode is provided 2) cc no. nmcb/b/2024/apl/14073 dt. 11.06.2024 3) approved building plan no. nmcb/b/2024/apl/14073 dt. 11.06.2024 4) rera no. p51600079066 valid till dt. 31/03/2028 5) b/up area considred 40 percent loading above carpet as per approved building plan 6) said property is identify with the help of site person and as per provided documents only 7) given valuation is based on provided documents only		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Kunal Sasane	Entered On:	21-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	21-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the approved building plan, commencement, and rera certificate received. a necessary approvals to be taken for non-apf case.		



Longitude: 73.78457777777777
Latitude: 20.047697222222222
Image Taken 21-AUG-2026 10:17:44

Longitude: 73.784547222222222
Latitude: 20.048061111111114
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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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