



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-166295	Application No:	77000353401
Customer Name:	Nikhil Vijay Khalane		(10167) DHULE
Product Name:	HI - Rhl - Self Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Nikhil Vijay Khalane	Mobile :	9309892140 9579706523

PROPERTY ADDRESS

Property Address:	Cts No.243 Near Mahadev Temple Old Mohida Raod Mauje Sonwad Tarf Shahada (Sonwad T.Sh.) Tal.Shahada Dist.Nandurbar	Location:	Shahade
		City:	Jalgaon Pin Code 425409
		State:	Maharashtra Country India
Legal Address:	Cts No.243 Near Mahadev Temple Old Mohida Raod Mauje Sonwad Tarf Shahada (Sonwad T.Sh.) Tal.Shahada Dist.Nandurbar	Nearby Landmark:	Near Mahadev Temple Old Mohida Raod
		Collateral ID:	I26JLN409-090617

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	UNDER DEVELOPMENT
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:	180
Nature of Location:	Urban	Distance from City Center Km:	8
Green Housing:	No	Report Condition:	Property Not Visited -

UNIT DETAILS

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

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Not Mentioned	Not Mentioned	Not Mentioned	Not Mentioned
Actual on Site	Mr Himmat Daulat Khalane	Mr Suresh Raghunath	Road	Mr Yogesh Aatmaram
Boundary	Na			

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:

1

Constructed Rate:

1

Realizable

₹

:

2

VALUATION DETAILS

Description

Area in Sq. Ft

Rate per Sq.Ft

Amount(R)

Land

1147

450

516150

(A)

Construction

840

1600

1344000

(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

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Desc 6

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0

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Desc 7

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0

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Desc 8

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0

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Desc 9

0

0

0

Desc 10

0

0

0

Desc 11

0

0

0

Desc 12

0

0

0

Value As On Date:

1053750

Value of extra Amenities

0

% Completion

40

Amenities %Completion

0

% Recommended

40

Amenities %Recommendation

0

Reliazable value:

1860150

Realizable value Round Off:

1860000

Realizable Value In Words:

Eighteen Lakh Sixty Thousand

Visited By:

Truemark Advisors Llp_Hfc

Visited on:

24-Sep-2026

Violations observed

(if any):

Remarks:

null | provided doc for valuation 1.release deed-3197/2026,cts extract,estimate,gp sanction building plan and cc-11/08/2026 gp sonwad t.sh. 2.on site gf 1bhk wc bath residential building is in under construction. 3.as on site gf plinth completed and bbm complete upto lintel level. wip. 4.as per deed four boundries are not mentioned. cts boundary map not provided.boundries considered as per site enquiry 5.plot area considered as per cts extract and bua as per gp sanction plan-bua-gf-78.03sqmt. 6.subject property is in gp limit sonwad tarf shahada (sonwad t.sh.).which is 8km away from shahada municipal council

OMNI DOCS FILES

File Name

Latitude

Longitude

Go To Map

Entered By:	Truemark Advisors Llp	Entered On:	24-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
App Designation:	Technical Manager	Approved On:	24-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is self construction case. the construction work is in progress. cts extract, building estimate, and the gram panchayat building plan and permission received. the built - up area within the permissible limit is considered for the valuation. an indemnity cum declaration regarding actual four boundaries need to be documented.		



Longitude: 74.52151388888889
Latitude: 21.511912777777777
Image Taken



Longitude: 74.52151388888889
Latitude: 21.511912777777777
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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