



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-145834	Application No.:	77000323068
Customer Name:	Harshvardhan Devidas Divekar	Branch :	(10818) NASHIK PANCHWATI
Product Name:	HI - Rhl - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Harshvardhan Devidas Divekar	Mobile :	7058901568 7770017000

PROPERTY ADDRESS

Property Address:	Flat No.12, 2nd Floor, Ninad Apartment, S. No. 807/1/3/24/1/40, Plot No.69, Near Sharma Mangal ,Karyalay, Deepali Nagar, Mumbai Naka, Mauje ,Nashik Shiwar, Nashik	Location:	Cidco Colony		
		City:	Nashik	Pin Code	422009
		State:	Maharashtra	Country	India
Legal Address:	Flat No.12, 2nd Floor, Ninad Apartment, S. No. 807/1/3/24/1/40, Plot No.69, Near Sharma Mangal Karyalay, Deepali Nagar, Mumbai Naka, Mauje Nashik Shiwar, Nashik	Nearby Landmark:	Near Sharma Mangal Karyalay, Deepali		
		Collateral ID:	I26NSK009-082948		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	2	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	7
Green Housing:	No	Distance from City Center Km:	1
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	1	1	1	1 RK WITH ATTACHED TERRACE
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Sachin Bagul	26
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	4 YEARS	Tenant	34

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Not Mentioned	Not Mentioned	Not Mentioned	Not Mentioned
Actual on Site	Side Margin	Flat No.11	Side Margin	Staircase And Flat No.9
Boundary	Na			

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:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	411	0	0
Super Built Up/Sellable Area	535	3500	1872500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1872500
% Recommended	100	Realizable Value:	1873000
Realizable Value In Words : Rupees Eighteen Lakh Seventy-Three Thousand			

Visited By:	Mr. Kunal Sasane	Visited on:	24-Aug-2026
Violations observed (if any):	Na		
Remarks:	null // documents refer- 1) draft agreement in the name of mr. harshvardhan devidas divekar is provided 2) seller deed of apartment in the name of mr. jitendra karbhari aher wide reg. nsn-1/8090/2010 is provided 3) tax assesment sheet is provided same attached in omni docs 4) oc no. town planning/cidco/112 dt.19.07.2000 5) b/up area considred 30 percent loading above carpet as per tax assesment sheet 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
TAX ASSESSMENT.PDF	23.59850472222222	72.98093166666666	

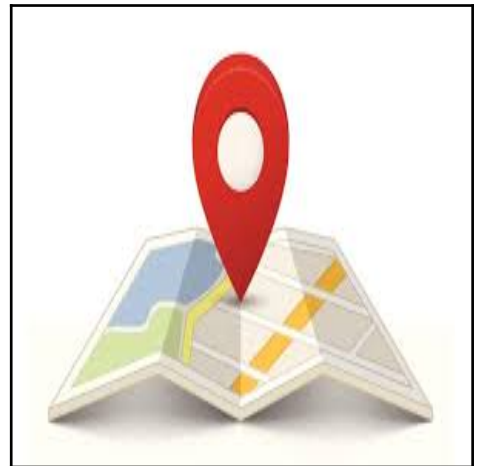
Entered By:	Kunal Sasane	Entered On:	03-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	03-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is resale purchase case. the property is 26 years old. the tax assessment and occupancy certificate received. the four boundaries for the subject property are do not specified in the deed, an indemnity and declaration regarding the actual four boundaries a tenant noc must be obtained.		



Longitude: 73.7847805555556
Latitude: 19.9810361111111
Image Taken 24-AUG-2026 15:50:00



Longitude: 73.7845916666667
Latitude: 19.98103055555552
Image Taken 24-AUG-2026 15:52:53



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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