

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-132533	Application No.:	77000326302
Customer Name:	Ishan Iqbal Sayyed	Branch :	(10147) AHMEDNAGAR
Product Name:	Nhl - Rnhi - Lap Residential - Top Up For Existing	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	In House
Contact Name:	Ishan Iqbal Sayyed	Mobile :	9765653180 9923549535

PROPERTY ADDRESS

Property Address:	Flat No 202, Second Floor, Rishi Palace Apartment, Plot No 9 And 10, Survey No. 323/1a1/1, Near Savedi Naka, Bhide Chowk, At Savedi, Tal Dist Ahilyanagar (Ahmednagar)	Location:	Savedi Road
Legal Address:	Flat No 202, Second Floor, Rishi Palace Apartment, Plot No 9 And 10, Survey No. 323/1a1/1, Near Savedi Naka, Bhide Chowk, At Savedi, Tal Dist Ahilyanagar (Ahmednagar)	City:	Ahmednagar Pin Code 414003
		State:	Maharashtra Country India
		Nearby Landmark:	Near Savedi Naka, Bhide Chowk
		Collateral ID:	I26ADR003-073090

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:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	4
Green Housing:	No	Distance from City Center Km:	2
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	2	1	1	01BHK
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr Sayyad	21
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2019	Self Occupied	39

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	4.5 Meter Setback	Staircase	Flat No 201	Flat No 203
Actual on Site	Open To Sky	Staircase	Adjacent Flat	Adjacent Flat
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
Flood Prone Area	No	CRZ	1

VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	null	Land/Build up/Saleable Rate	null
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	1	Floorwise Usage:	

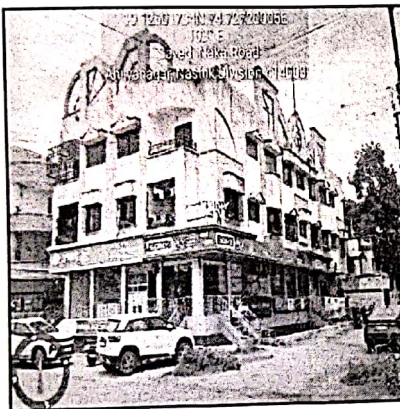
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	278	0	0
Super Built Up/Sellable Area	361	5500	1985500
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1985500
% Recommended	100	Realizable Value:	1986000

Realizable Value In Words : Rupees Nineteen Lakh Eighty-Six Thousand

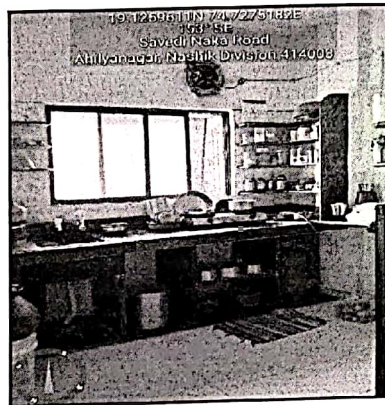
Visited By:	Mr. Dipak Gunjal	Visited on:	06-Aug-2026
Violations observed (if any):			
Remarks:	null /// documents 1) sale deed made between masrun iqbal sayyad, ishan iqbal sayyad and dinesh umakant kulkarni reg no 24/2020 dated 02/01/2020. 2) commencement certificate issued by municipal council, ahmednagar reg no tp/3330 dated 08/01/2003. 3) na order issued by sub divisional officer, ahmednagar, reg no nasr/17/81 dated 22/07/81. 4) sanctioned building plan issued by municipal council ahmednagar, plan is not readable. 5) this is internal top up case old technical report application no 7791255664. 6) carpet area and built up area is considered as per available details in records. 7) valuation is given considering unit cost.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

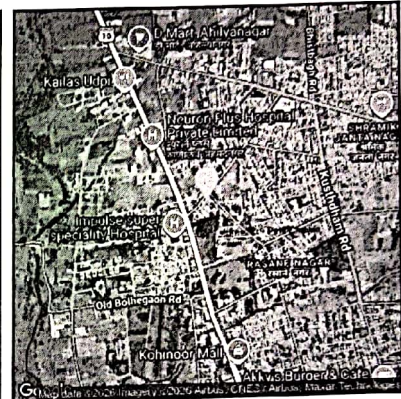
Entered By:	Dipak Gunjal	Entered On:	07-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	07-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok being internal top-up case. the na order, layout, commencement certificate and approved building plan received. the property is 21 years old and occupied by the customer.		



Longitude: 74.7272
Latitude: 19.12601722222224
Image Taken 06-AUG-2026 12:39:03



Longitude: 74.72751805555556
Latitude: 19.125960833333334
Image Taken 06-AUG-2026 12:35:31



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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