



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-169933	Application No.:	77000363228
Customer Name:	Aashabai Nitin Pawar	Branch :	(10623) NASHIK ROAD
Product Name:	Nhl - Rnhl - Nrp - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	VACANT	Visited User Type:	In House
Contact Name:	Aashabai Nitin Pawar	Mobile :	8379883233 8055898463

PROPERTY ADDRESS

Property Address:	Shop No GI-07, Ground Floor, Thakkers Buzzr, Fp. ,No 153/2, S No 645(P) Cts No 6690, Tp Scheme li, ,Near Cbs Bus Stand, Beside Aarogyam Amrutulya, ,Sharanpur Road, Trimbak Road, Cbs, Nashik	Location:	Nashik City
Legal Address:	Shop No GI-07, Ground Floor, Thakkers Buzzr, Fp. No 153/2, S No 645(P) Cts No 6690, Tp Scheme li, Near Cbs Bus Stand, Beside Aarogyam Amrutulya, Sharanpur Road, Trimbak Road, Cbs, Nashik	City:	Nashik
		Pin Code	422001
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Near Cbs Bus Stand, Beside Aarogyam
		Collateral ID:	I26NSK001-093016

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	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	32
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
Second Floor				
Other1				
Other2				
Ground Floor	2			2 SHOP
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Vacant	23
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Vacant	37

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Passage	Trimbak Sharanpur Road	Shop No GI 06	Shop No GI 08
Actual on Site	Passage	Road	Shop No GI 06	Shop No GI 08
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	3

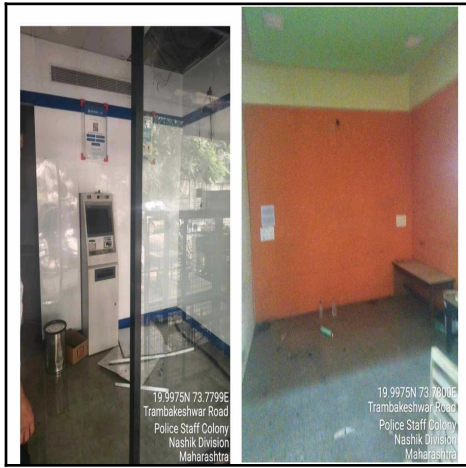
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	VACANT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	165	0	0
Super Built Up/Sellable Area	231	18700	4319700
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4319700
% Recommended	100	Realizable Value:	4320000
Realizable Value In Words : Rupees Forty-Three Lakh Twenty Thousand			

Visited By:	Mr. Sagar Aher	Visited on:	29-Sep-2026
Violations observed (if any):	Na		
Remarks:	null provided documents are 1) draft agreement between aashabai nitin pawar (buyer) and gulshan jitendra tolani (seller) 2) lease deed no 7968 dated 30/07/2008 3) sanctioned building plan no 22539/2019 dated 28/05/2019 (nmc) 4) occupancy certificate no 22539/2019 dated 28/05/2019 (nmc) 5) built up area is consider as per lease deed 6) in provided sanctioned building plan carpet area is 226 sq ft but inprovided doc built up area is mentioned as 231 sq ft hence we consider minimum area for valuation 7) given rate is as per box price of unit 8) said shop is divided into 2 shop by internal wall with separate entrance		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
DOCSCANNER 29 SEPT 2026 4-00 PM-			

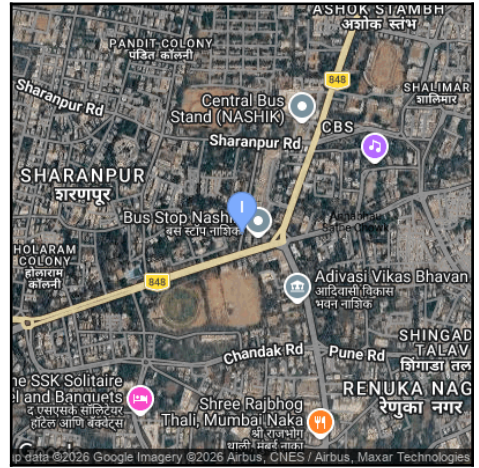
Entered By:	Sagar Aher	Entered On:	29-Sep-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	29-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the building plan and occupancy certificate issued by nmc. the property is 23 years old. the unit/shop under consideration approved as a single shop. however, the shop is presently subdivided into two units. obtain an indemnity cum declaration confirming restoration of the premises into a single unit by removing the partition wall, if required, in compliance with the sanctioned plan.		



Longitude: 73.7800044938945
Latitude: 19.997291846109675
Image Taken



Longitude: 73.779865
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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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