



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-168072	Application No.:	77000364543
Customer Name:	Pooja Manoj Bajaj	Branch :	(10167) DHULE
Product Name:	Nhl - Rnhl - Nrp - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	VACANT	Visited User Type:	Technical Agency
Contact Name:	Pooja Manoj Bajaj	Mobile :	9359819661 9923222659

PROPERTY ADDRESS

Property Address:	Shop On Lower Gf Gala No. L.G. 97 ,Ssd Complex On Final Plot No.286/1 Part ,Station Road ,At Chalisgaon Tal.Chalisgaon Dist-Jalgaon	Location:	Chalisgaon Bazar
		City:	Dhule Pin Code 424101
		State:	Maharashtra Country India
Legal Address:	Shop On Lower Gf Gala No. L.G. 97 Ssd Complex On Final Plot No. 286/1(Part) Opps. Devnagari Shakari Bank Station Road At Chalisgaon Tal.Chalisgaon Dist-Jalgaon	Nearby Landmark:	Opps. Devnagari Shakari Bank Station
		Collateral ID:	I26DHU101-092138

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	DEVELOPED
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	125
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				
Lower Ground Floor	1			1 SHOP
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant		00
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Gala No.L.G.127	Usage And Passage	Usage And Passage	Gala No.L.G.98
Actual on Site	Gala No.L.G.127	Usage And Passage	Usage And Passage	Gala No.L.G.98
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	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	LOWERT GF

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	155	0	0
Super Built Up/Sellable Area	160	18000	2880000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2880000
% Recommended	100	Realizable Value:	2880000

Realizable Value In Words : Rupees Twenty-Eight Lakh Eighty Thousand

Visited By:	Truemark Advisors Llp_Hfc	Visited on:	27-Sep-2026
Violations observed (if any):			
Remarks:	null provided docs for valuation. 1) ats draft copy- pooja manoj bajaj and manoj murlidhar bajaj, deed of declaration- 3762/2026, sanction building plan-941 date-28/02/2023-municipal council chalisgaon and 3047 date-27/9/2022 tpo jalgaon and permission-941 date-28/02/2023 municipal council chalisgaon, cts extract. 2)on site lower gf plus upper gf plus ff commercial complex is there. considering shop on lower gf gala no. u.g.97 for valuation. 3)considering bua as per provided dod and sanction building plan for calculations. 4) as per dod and ats draft proportionate plot area 16.55 sqmt. and bua 14.87 sqmt..5)unit rate are considered for match market value of property.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Truemark Advisors Llp	Entered On:	28-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	28-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for nrp - builder purchase case. dod, sanction building plan, and permission received. a necessary approvals to be taken for non apf case.		



Longitude: 75.0085347222222

Latitude: 20.46099638888887

Image Taken 27-SEP-2026 14:01:53

Longitude: 75.0085647222222

Latitude: 20.46096

Image Taken 27-SEP-2026 14:01:39

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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