



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-146233	Application No.:	77000324941
Customer Name:	Santosh Balkrushna Yashwante	Branch :	(10818) NASHIK PANCHWATI
Product Name:	HI - Prime HI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Santosh Balkrushna Yashwante	Mobile :	7774005332 9130785279

PROPERTY ADDRESS

Property Address:	Flat No. 203, 2nd Floor, Vrundavan Green View,,Plot No.2, S.No. 264/2, Gpm No. 6701, Malmatta No.,386, Vrundavan Dreams, Opp. Bank Of Baroda, ,At. Lasalgaon Shiwar, Tal. Niphad, Dist. Nashik.	Location:	Lasalgaon
Legal Address:	Flat No. 203, 2nd Floor, Vrundavan Green View, Plot No.2, S.No. 264/2, Gpm No. 6701, Malmatta No.386, Vrundavan Dreams, Opp. Bank Of Baroda, Nr. Nayara Petrol Pump, Vrundavan Nagar, Lasagaon Road, At. Lasalgaon Shiwar, Tal. Niphad, Dist. Nashik.	City:	Nashik
		Pin Code	422306
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Vrundavan Dreams, Opp. Bank Of Baroda,
		Collateral ID:	I26NSK306-079753

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	UNDER DEVELOPED
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	126
Green Housing:	No	Distance from City Center Km:	06
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	01 BHK
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Yashwante	09
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2025	Self As A Tenant	51

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open Space Of Vrundavan	Open Space Of Vrundavan	Staircase Of Vrundavan Green	Open Space Of Vrundavan
Actual on Site	Open Space / Side Margin	Open Space / Side Margin	Staircase	Open Space/ Side Margin
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:	RESIDENTIAL

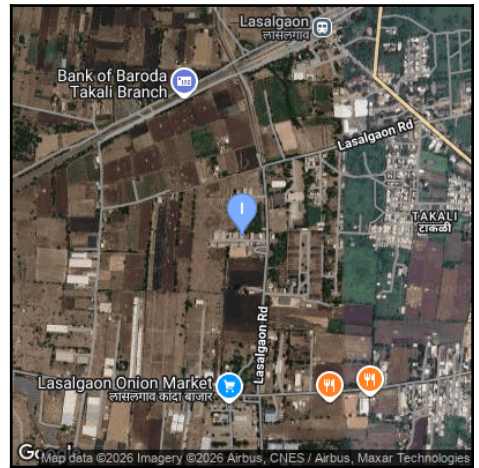
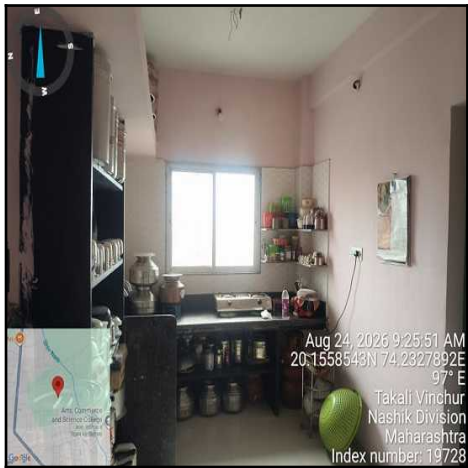
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	424	0	0
Super Built Up/Sellable Area	572	3100	1773200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1773200
% Recommended	100	Realizable Value:	1773000

Realizable Value In Words : Rupees Seventeen Lakh Seventy-Three Thousand

Visited By:	Er Kiran Jadhav_Hfc	Visited on:	24-Aug-2026
Violations observed (if any):	Na		
Remarks:	null documents submitted for valuation 1) draft copy made between mrs. vimal baburao gangurde and mr. santosh balkrushna yashwante. mrs. jyoti santosh yashwante. 2) sellers sale deed no. 243/2024. date 16/02/2024. 3) 7/12 extract pu id 35913058581. date 07/10/2023. 4) residential na order issued by subdivisional office niphad ref. no. na/sr/71/2015. date 29/05/2015. 5) oc issued by subdivisional office niphad no. 168/2016. date 31/08/2017. 6) building plan issued by adtp nashik ref. no. 119. date 12/01/2017. 7) namuna 8 dated 13/02/2024. 8) said property is self occupied by customer as a tenant. 9) carpet area considered as per approved building plan, draft copy and sellers sale deed. 10) carpet area 424.00sqft (add 35 percent) 148.00sqft total b/up area 572.00sqft. 11) subject property identified as per provided building plan,draft copy and sellers sale deed and contact person met at site.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Er Kiran Jadhav_Hfc	Entered On:	26-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	26-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is resale purchase case. the building plan issued by adtp, and occupancy certificate issued by sub-divisional officer. the property is 09 years old and occupied by the customer. the property is situated in developing area and within the limit of gram panchayat. the report is reviewed to updated with the market references.		



Longitude: 74.22325000000001

Latitude: 20.14772222222222

Image Taken 24-AUG-2026 16:50:25

Longitude: 74.22325000000001

Latitude: 20.14772222222222

Image Taken 24-AUG-2026 16:50:25

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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