



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-137016	Application No.:	77000330134
Customer Name:	Ravindra Rohidas Lokhande	Branch :	(10147) AHMEDNAGAR
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Ravindra Rohidas Lokhande	Mobile :	9730129815 8459691216

PROPERTY ADDRESS

Property Address:	Row House No 7b, Block No 14, Plot No 13 To 20/7,(South Side) Sr No 246/1, Beleshwar Park Row ,Housing Scheme, Near Sai Temple, Madhav Baug, ,At Bhingar, Tal Dist Ahilyanagar (Ahmednagar)	Location:	Camp		
Legal Address:	Row House No 7b, Block No 14, Plot No 13 To 20/7 (South Side), Sr No 246/1, Beleshwar Park Row Housing Scheme, Near Sai Temple, Madhav Baug, At Bhingar, Tal Dist Ahilyanagar (Ahmednagar)	City:	Ahmednagar	Pin Code	414002
		State:	Maharashtra	Country	India
		Nearby Landmark:	Near Sai Temple, Madhav Baug,		
		Collateral ID:	I26ADR002-074428		

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	22
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	1	1	1	HALL AND KITCHEN
First Floor	2		1	02 BEDROOM
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	8
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Sr No 246/2	9 Meter Wide Road	Plot No 13 To 20/7 Part Row	Plot No 13 To 20/8 Part Row
Actual on Site	Adjacent Row Housing	Road	Block No 13	Block No 15
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	614	800	491200
Carpet Area	597	0	0
Super Built Up/Sellable Area	686	1800	1234800
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1726000
% Recommended	100	Realizable Value:	1726000
Realizable Value In Words : Rupees Seventeen Lakh Twenty-Six Thousand			

Visited By:	Mr. Dipak Gunjal	Visited on:	11-Aug-2026
Violations observed (if any):			
Remarks:	null /// draft made between ravindra rohidas lokhande, sonali ravindra lokhande and krishna pandurang dhadage, shubhangi krishna dhadage. 2) seller sale deed made between krishna pandurang dhadage, shubhangi krishna dhadage and mahesh bhausahb zodage reg no 3065/2016 dated 21/06/2016. 3) sanctioned building plan issued by assistant director of town planning, ahmednagar, dated 22/04/2016. 4) na order issued by collector, ahmednagar, reg no maha/karya/nasr/274/2013 dated 31/10/2013. 5) sanctioned layout issued by assistant director of town planning, ahmednagar, dated 10/09/2010. /// remarks 1) plot area as per sale deed and built up area as per plan is considered for the valuation.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

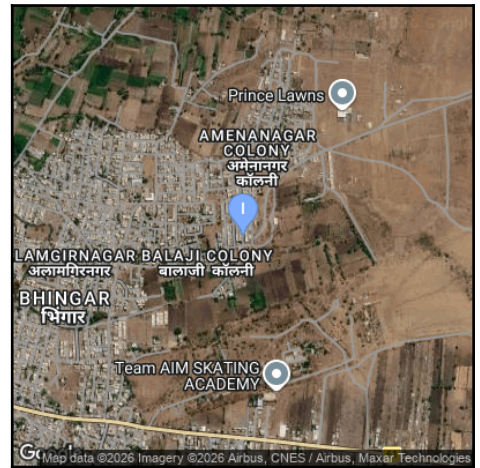
Entered By:	Dipak Gunjal	Entered On:	12-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	12-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is resale purchase case. the na order and layout received. the building plan issued by adtp. the age of the property is 08 years. the plot area as per deed and built-up area as per building plan is considered for the valuation. as informed, the customer will occupy the property after the execution of the sale deed. the same should be documented.		



Longitude: 74.7841025
Latitude: 19.100963055555557
Image Taken 11-AUG-2026 17:10:18



Longitude: 74.7841275
Latitude: 19.101051666666667
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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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