



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-162424	Application No.:	77000361506
Customer Name:	Wilson Emmanuel Kondapathi	Branch :	(10033) SANGLI
Product Name:	HI - Rhl - Plot + Construction - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Wilson Emmanuel Kondapathi	Mobile :	8446862478 8007428792

PROPERTY ADDRESS

Property Address:	Plot No A Old S No 765 3 766 3 ,New S No 83 3 84 3 7 Behind Sharavani Park Miraj,Taluka Miraj District	Location:	Sangli H.O.	Pin Code 416416
		City:	Sangli	Country India
		State:	Maharashtra	
Legal Address:	Plot No A Old S No 765 3 766 3 New S No 83 3 84 3 7 Behind Sharavani Park Miraj Taluka Miraj District Sangli	Nearby Landmark:	Budh Vihar Behind Shrivani Park	
		Collateral ID:	I26SLI416-090495	

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	UNDER DEVELOPED
No of Floors:		Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	13
Green Housing:	No	Distance from City Center Km:	4
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
null				
null				
null				
Ground Floor				OPEN PLOT
null				
Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home	
Not Applicable	Vacant	Na	00	
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property	
Good	NA	Na	60	

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	9 M Road	Adj Old S No 765 2	Adj New S No 83 3 84 3 8	Plot No B
Actual on Site	Road	Adj Open Land	Adj Open Plot	Adj Open Plot
Boundary	Yes			

3rd
Recommend
Comm

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	OPEN PLOT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2039	900	1835100
Carpet Area	1699	0	0
Super Built Up/Sellable Area	2039	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	1835100
% Recommended	0	Realizable Value:	1835000

Realizable Value In Words : Rupees Eighteen Lakh Thirty-Five Thousand

Visited By: Mr. Yatiraj Bandgar Visited on: 22-Sep-2026
Violations observed (if any):

Remarks: null | 1) this is hl rhl plot plus constriction resale case 2) copy of sale deed provided with no 4650/2026 dt 21/08/2026 between rupali satish hulwan and tejasvini suresh magdum 3) copy of sanctioned subdivision layout plan provided with no ddmcm/sa/2026/apl/00388 dt 16/08/2026 issued by smkmc 4) copy of na order provided with no 172/2025 dt 05/12/2025 issued by tahsildar miraj 5) copy of draft agreement provided executed between wilson emmanuel kondapathi and rupali satish hulwan 6) property shown by applicant wilson emmanuel kondapathi 7) sbua considered as per permissible fsi 1 8) due to system error lat long not captured so same is mention in the remarks 9) lat long 16.8192689,74.630639

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
IMG_20260922_122354_COPY_590X1312.JPG	NULL	NULL	
IMG_20260922_122346_COPY_1312X590.JPG	NULL	NULL	
IMG_20260922_121320_COPY_1312X590.JPG	NULL	NULL	

Entered By: Katingi Bandgar

Recommended by:

Recommended's
Comment:

Entered On: 24-Sep-2026

Completion Status: Not Applicable-Land Loan

Approver Name: Chaitanya Koshaliwar

Designation: Technical Manager

Approver Recommendation: RECOMMENDED

Conditional

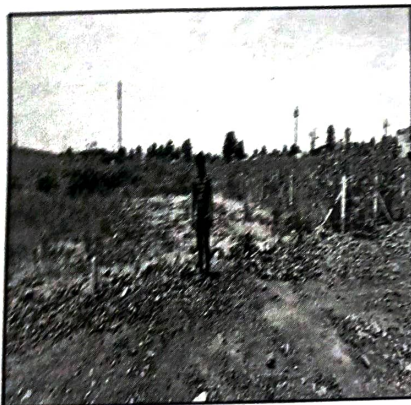
Remark:

Approver ID: HE012261

Approved On: 24-Sep-2026

Approver's
Comment:

ok as recommended



Longitude:

Latitude:

Image Taken 22-SEP-2026 12:15:35



Longitude:

Latitude:

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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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