



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-167882	Application No.:	77000355996
Customer Name:	Gopal Subhash Shelke	Branch :	(10053) AURANGABAD
Product Name:	HI - Rhl - Purchase Of Land - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Gopal Subhash Shelke	Mobile :	8550961104 9881743507

PROPERTY ADDRESS

Property Address:	Plot No.26 And 27, Gut No. 35, Behind Gajanan Maharaj Temple, At Kubhefal, Tal And Dist. Chh. Sambhajinagar (Aurangabad)	Location:	Aurangabad H.O		
		City:	Aurangabad	Pin Code	431001
		State:	Maharashtra	Country	India
Legal Address:	Plot No.26 And 27, Gut No. 35, Behind Gajanan Maharaj Temple, At Kubhefal, Tal And Dist. Chh. Sambhajinagar (Aurangabad)	Nearby Landmark:	Behind Gajanan Maharaj Temple,		
		Collateral ID:	I26AUR001-091647		

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	40
Green Housing:	No	Distance from City Center Km:	20
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor				OPEN PLOT
Structure	Occupancy Status	Occupied By	Apprx. Property Age	
Not Applicable	Vacant	Na	(For Home Improvement/ Home	
			0	
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	Plot No.28	Adj Open Land	9 M.W. Road	Gut No. 35 Part
Actual on Site	Plot No. 28	Adj. Open Plot	Road	Adj House Of Mr. Shelke
Boundary	Yes			

NDMA Details

Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	4
Flood Prone Area	No	CRZ	2

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	1824	1500	2736000
Carpet Area	1671	0	0
Super Built Up/Sellable Area	2006	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	2736000
% Recommended	0	Realizable Value:	2736000

Realizable Value In Words : Rupees Twenty-Seven Lakh Thirty-Six Thousand

Visited By: Mr. Subhash Band Visited on: 26-Sep-2026
Violations observed (if any):

Remarks: null | in this case we received documents are 1) copy of draft of ats on name of mr. mr. gopal subhash shelke from shreeram bhausahab shelke and rajesh digambar chaudhari, 2) previous owner sale deed reg vide no. 8658/2022, 3) na order issued by tahsildar aurangabad ja.kra. 2023/jama-2/cr/297 dated on 01-06-2023, 4) final layout permission issued by metroplotian commissioner chhatrapati sambhaji nagar metropolitan regional development authority approval no. amrda/lf/2025/apl/00522 dated on 09-03-2025 along with approved layout plan, 5) combine plot area of plot 26 and 27 considered for valuation from approved layout plan, 6) built-up area considered as per allowable fsi of 1.1, 7) plot demarcated with the help of concrete poles 8) combine boundaries of plot no.26 and 27 mentioned in technical report

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
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Entered By: Subhash Band

Recommended by:

Recommender's

Comment:

Entered On: 26-Sep-2026

Completion Status: Not Applicable-Land Loan

Approver Name: Ganesh Pawar

Designation: Technical Manager

Approver Recommendation : RECOMMENDED

Conditional

Remark:

Approver ID: HE008008

Approved On : 26-Sep-2026

Approver's
Comment:

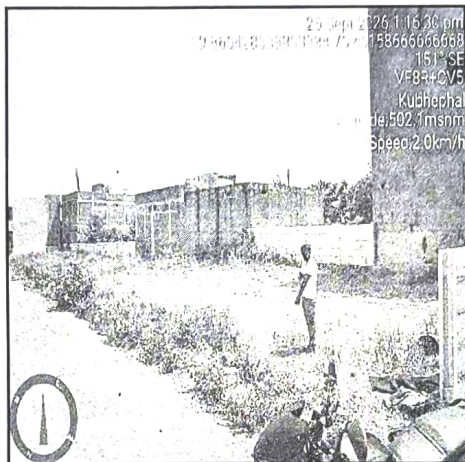
ok to proceed, the plots are marked with cement poles and plot numbers mentioned on it, the na order and layout received. plots no.26 and plot no.27 are situated adjacent to one another and a common/single draft documented. the both plots should be jointly mortgaged and jointly released, the property is situated in developing area. the carpet area and built-up area mentioned as per permissible limit.



Longitude: 75.49158472222223

Latitude: 19.865430833333335

Image Taken



Longitude: 75.49158472222223

Latitude: 19.865430833333335

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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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