

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-140530	Application No:	77000329085 (10053) AURANGABAD
Customer Name:	Abasaheb Asmanrao Jadhav	BSM/RM Name:	Los_Channel
Product Name:	HI - Ag Regular - Self Construction - Under Construction	Visited User Type:	In House
Loan Property Type:	APNA GHAR	Mobile :	9763964441 9881743507
Contact Name:	Abasaheb Asmanrao Jadhav		

PROPERTY ADDRESS

Property Address:	G.P. Milkat No. 1187/1, Plot No.42, Gat No.141, Near Kst English School, Punya Nagari Road, At At Tisgaon, Tal And Dist. Chh. Sambhaji Nagar (Aurangabad)	Location:	Aurangabad H.O
		City:	Aurangabad Pin Code 431001
		State:	Maharashtra Country India
Legal Address:	G.P. Milkat No. 1187/1, Plot No.42, Gat No.141, Near Kst English School, Punya Nagari Road, At Tisgaon, Tal And Dist. Chh. Sambhaji Nagar (Aurangabad)	Nearby Landmark:	Near Kst English School, Punya Nagari Road
		Collateral ID:	I26AUR001-076733

PROPERTY DETAILS

Type Of Property:	Bungalow	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:	Development Authority
Material at site:	Na	Distance Travelled From Operating Office:	40
Nature of Location:	Urban	Distance from City Center Km:	20
Green Housing:	Yes	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	2	2	1	2 HALL 2 KITCHEN
First Floor	2	1	1	1 BHK WITH WC BATH
Second Floor				
Other1				
Other2				

Structure
Occupancy Status
Occupied By
Apprx. Property Age
(For Home Improvement/ Home

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.41	20 Ft. Wide Road	20 Ft. Wide Road	Plot No.43
Actual on Site	Plot No.41	20 Ft. Wide Road	20 Ft. Wide Road	Plot No.43
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
Realizable ₹ :	1		

VALUATION DETAILS

Description	Area in Sq. Ft	Rate per Sq.Ft	Amount(R)	
Land	809	2000	1618000	(A)
Construction	1213	1800	2183400	(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION	RATE	QUANTITY	AMOUNT
Desc 4	0	0	0
Desc 5	0	0	0
Desc 6	0	0	0
Desc 7	0	0	0
Desc 8	0	0	0
Desc 9	0	0	0
Desc 10	0	0	0
Desc 11	0	0	0
Desc 12	0	0	0
Desc 1	0	0	0
Desc 2	0	0	0
Desc 3	0	0	0

Value As On Date:	2666032	Value of extra Amenities	0
% Completion	48	Amenities %Completion	0
% Recommended	48	Amenities %Recommendation	0
Reliazable value:	3801400	Realizable value Round Off:	3801000

Realizable Value In Words: Thirty-Eight Lakh One Thousand

Visited By: Mr. Subhash Band

Visited on: 18-Aug-2026

Violations observed Na

(if any):

Remarks: null | in this case we received documents are 1) copy of sale on name of abasaheb atamaram jadhav reg vide no. 1050/2021, 2) na order cr/05 dated on 09-march-2022, 3) engg building plan provided by akshay ekr gadhekar reg no. e-707/2018, 4) estimate of amount 2719599 rs, 5) tentative layout plan 6) plot area considered as per sale deed 7) built-up area as per provided plan 1476 but we considered built-up area as per fsi of 1.5 so built-up area is 1213 sq.ft. 8) as on date, ground floors rcc slab and brick work is in progress, so stage given accordingly.

OMNI DOCS FILES

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

Recommended by:

Recommender's
Comment:

Entered On: 19-Aug-2026

Completion Status: Semi-Constructed

Approver Name: Ganesh Pawar

App Designation: Technical Manager

Approver Recommendation : RECOMMENDED

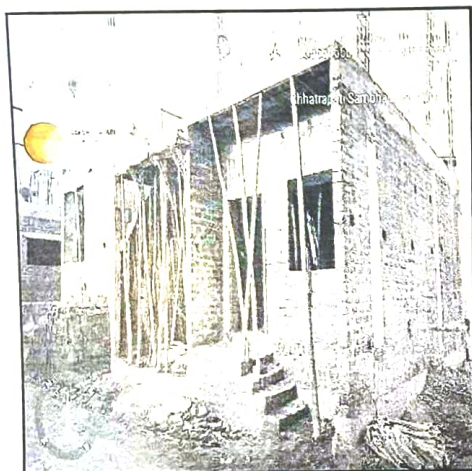
Conditional
Remark:

Approver ID: HE008008

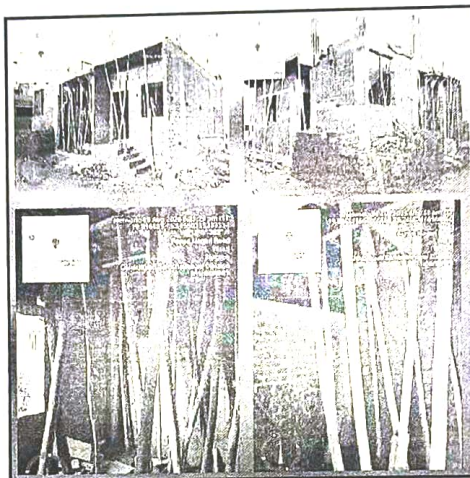
Approved On: 19-Aug-2026

Approver's
Comment:

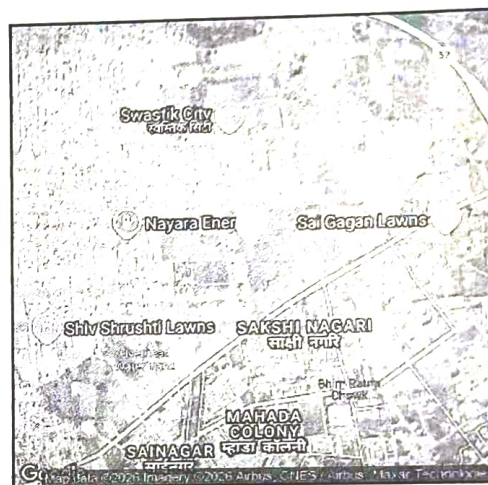
ok to proceed under ag. this is self construction case. the construction work is in progress. the na order, layout, engineer building plan, and estimate required. the plot area as per deed and bua as per 1.5 fsi is considered for the valuation. the property is located in developing area.



Longitude: 75.24629194444445
Latitude: 19.857517222222224
Image Taken 18-AUG-2026 18:10:26



Longitude: 75.24629194444445
Latitude: 19.857517222222224
Image Taken



DECLARATION

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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