



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-114652	Application No.:	77000307302
Customer Name:	Ankush Ganpat Wagh	Branch :	(10053) AURANGABAD
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	In House
Contact Name:	Ankush Ganpat Wagh	Mobile :	6376710141 7972182173

PROPERTY ADDRESS

Property Address:	Plot No.231, Gat No.386, Bajrang Nagar, Behind ,Hotel Chul And Swati Furniture Mall, Near ,Cambridge Chowk, Jalna Road, At - Chikhalthana, ,Tal And Dist. Chh. Sambhajinagar (Aurangabad)	Location:	Aurangabad H.O		
		City:	Aurangabad	Pin Code	431001
Legal Address:	Plot No.231, Gat No.386, Bajrang Nagar, Behind Hotel Chul And Swati Furniture Mall, Near Cambridge Chowk, Jalna Road, At - Chikhalthana, Tal And Dist. Chh. Sambhajinagar (Aurangabad)	State:	Maharashtra	Country	India
		Nearby Landmark:	Behind Hotel Chul And Swati Furniture Mall,		
		Collateral ID:	I26AUR001-067421		

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:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	30
Green Housing:	No	Distance from City Center Km:	15
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
Ground Floor	3	1	1	2 BHK WITH WC BATH
First Floor	3	1	1	2 BHK WITH WC BATH

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Self And Tenant	10
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2016	Self And Tenant	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No.232	Plot No.230	6 Mtr Wide Road	Plot No.256
Actual on Site	Plot No.232	Plot No.230	Kaccha Road	Plot No.256
Boundary	Yes			

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

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

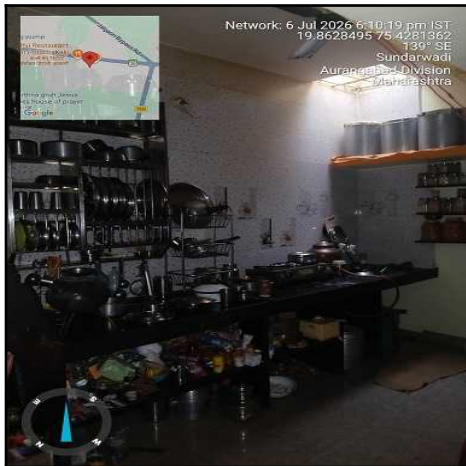
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	600	2200	1320000
Carpet Area	650	0	0
Super Built Up/Sellable Area	780	1800	1404000
Other 1	0	0	0
Other 2	0	0	0
% Completion	100	TOTAL	2724000
% Recommended	100	Realizable Value:	2724000

Realizable Value In Words : Rupees Twenty-Seven Lakh Twenty-Four Thousand

Visited By:	Mr. Subhash Band	Visited on:	06-Jul-2026
Violations observed (if any):	Na		
Remarks:	null in this case we received documents are 1) sale deed on name of mr. ramkor ankush wagh reg vide no. 1950/2020, 2) 7/12 extract on previous owner name. 3) guthewari regularization certificate issued by csmc having ref. no.8998/2025-26 dated on 16-03-2026, 4) guthewari regularization plan approved by town planning gunthewari department having ref. no.8998 dated on 16-03-2026, 5) plot area considered as per sale deed 6) built-up area as per site 1200 sq.ft. area regularized under gunthewari is 780 sq.ft. so lower side area considered for valuation. // case reviewed for rate revision		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
PROPERTY DOCUMENTS	NULL	NULL	

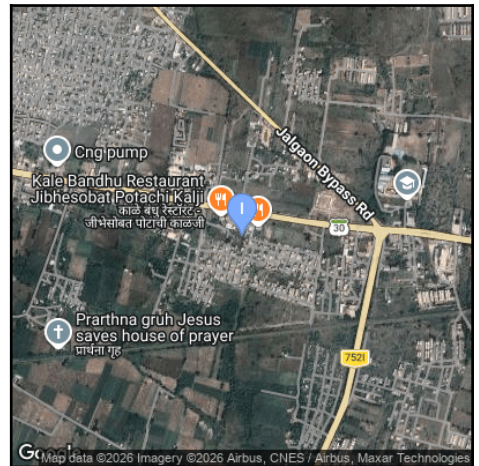
Entered By:	Subhash Band	Entered On:	23-Jul-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	23-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the gunthewari regularization plan and certificate received. the plot area as per deed and built-up area as per gunthewari regularization plan is considered for valuation. a tenant noc must be obtained.		



Longitude: 75.4281361111112
Latitude: 19.862849444444446
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Latitude: 19.862999722222224
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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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