



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-166998	Application No.:	77000365837
Customer Name:	Satish Ramdas Pawar	Branch :	(10166) BULDHANA
Product Name:	Nhl - Rnhl - Lap Commercial - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Satish Ramdas Pawar	Mobile :	9860419321 9511770073

PROPERTY ADDRESS

Property Address:	Plot No.07, Gut No.227,(As Per 7/12 - ,227/3/7), Near Akash Engineering Works, Vishwas ,Nagar, Chikhli Road, At Malvihi, Tal. And Dist. ,Buldhana	Location:	Buldana H O
		City:	Buldhana
		Pin Code	443001
		State:	Maharashtra
		Country	India
Legal Address:	Plot No.07, Gut No.227,(As Per 7/12 - 227/3/7), Near Akash Engineering Works, Vishwas Nagar, Chikhli Road, At Malvihi, Tal. And Dist. Buldhana	Nearby Landmark:	Near Akash Engineering Works
		Collateral ID:	I26BLD001-092673

PROPERTY DETAILS

Type Of Property:	Commercial Premise	Plot Demarcated At Site:	YES
Approved Land Use:	Mixed Usage	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Rural	Distance Travelled From Operating	5
Green Housing:	No	Distance from City Center Km:	03
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	1	0	0	01-WORKSHOP
First Floor	3	1	2	02-BHK
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	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	Layout 06 Mtr W Road	Approved Layout	Plot No.06	Plot No.08
Actual on Site	Road	Another Layout	Plot No.06 (Mr. Endole)	Plot No.08 (Mr.Bondre)
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	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	G1 MIXED USAGE

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1937	4700	9103900
Carpet Area	1766	0	0
Super Built Up/Sellable Area	2119	2000	4238000
Other 1	1	0	0
Other 2	1	0	0
% Completion	95	TOTAL	13341900
% Recommended	95	Realizable Value:	13342000
Realizable Value In Words : Rupees One Crore Thirty-Three Lakh Forty-Two Thousand			

Visited By:	Ganesh Bhanudas Rathod _Hfc	Visited on:	27-Sep-2026
Violations observed (if any):	Na		

Remarks:	null documents provided // 1) copy of sale deed no.3660/2025 in favour of mrs. rekha ramdas pawar 2) copy of layout and na order no.nap-34/malvihir/25/1988-89 dated.24/05/1989 issued by tehsildar buldhana 3) copy of building permission no.71/2025 dated.26/06/2025 issued by grampanchayat malvihir 4) copy of sanction building plan issued by grampanchayat malvihir 5) land area considered as per sale deed 6) bua is considered as per gp sanction building plan provided 7) property is located within a limits of grampanchayat malvihir 8) as per site investigation property construction is complete final finishing work in progress. stage is considered accordingly. 9) ground floor is occupied by customer.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Ganesh Bhanudas Rathod _Hfc	Entered On:	28-Sep-2026
Recommended by:	Ganesh Pawar	Completion Status:	Semi-Constructed
Recommender's Comment:	Ok To Proceed. Na Order, Layout, And Gram Panchayat Building Plan Received. The Ground Floor Is 100 Percent Completed And Being Used For Ommercial-Godown. The 01st Floors Construction Work Is In Progress. The Overall Soc Is 95 Percent. The Property Classified Under Commercial Product.		
Approver Name:	Pravin Pagar	Approver ID:	HE016031
Designation:	Regional Technical Manager	Approved On :	28-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. part finishing work in progress hence soc considered accordingly		



Longitude: 76.198941
Latitude: 20.50955
Image Taken



Longitude: 76.198941
Latitude: 20.50955
Image Taken



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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