


Asset Valuation
INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-169080	Application No.:	77000366975
Customer Name:	Vrinda Gahininath Udhane	Branch :	(10147) AHMEDNAGAR
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Vrinda Gahininath Udhane	Mobile :	9356457377 8928818254

PROPERTY ADDRESS

Property Address:	Row House On Plot No 10 To 16/5, S No 311/2/3, Near Hotel Rajveer, Vitthal Rukmai Temple, Nandanvan Nagar, Tapovan Road At Savedi Tal And, Dist Ahilyanagar (Ahmednagar)	Location:	Savedi Road
Legal Address:	Row House On Plot No 10 To 16/5, S No 311/2/3, Near Hotel Rajveer, Vitthal Rukmai Temple, Nandanvan Nagar, Tapovan Road At Savedi Tal And Dist Ahilyanagar (Ahmednagar)	City:	Ahmednagar Pin Code 414003
		State:	Maharashtra Country India
		Nearby Landmark:	Near Hotel Rajveer, Vitthal Rukmai Temple,
		Collateral ID:	I26ADR003-093304

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
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	70
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
Second Floor				
Other1				
Other2				
Ground Floor	3	1	1	2BHK
First Floor	2		1	2 BEDROOM

Structure	Occupancy Status	Occupied By	Apprx. Property Age
Rcc Structure	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	9m Wide Road	Plot No 5	Plot No 10 To 16/6	Plot No 10 To 16/4
Actual on Site	Road	Row House	Row House No 6	Row House No 4
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1061	5500	5835500
Carpet Area	997	0	0
Super Built Up/Sellable Area	1147	2300	2638100
Other 1	1	0	0
Other 2	1	0	0
% Completion	100		
% Recommended	100		
		TOTAL	8473600
		Realizable Value:	8474000

Realizable Value In Words : Rupees Eighty-Four Lakh Seventy-Four Thousand

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	30-Sep-2026
Violations observed (if any):	Nil		
Remarks:	null 1) subject property is residential bungalow ground floor plus 1 upper floor 2) technical visit done by raahul and report made by vaishnavi 3) latitude 19.138471 longitude 74.728288 4) occupancy certificate is issued by amc, ahilyanagar reff no amcdbo/019/0091/2026, dt 16/07/2026 5) layout plan is issued by amc, ahmednagar reff no ddmcn/lf/2023/apl/00106, dt 13/06/2023 6) 7/12 reff no 70434, dt 18/05/2024 7) sale deed between pramod vijay kange and ashish ramesh pokharana reff no 1784/2024, dt 30/03/2024 8) commencement certificate is issued by amc, ahilyanagar reff no ddmcn/b/2023/apl/06210, dt 19/12/2023 9) na order no 151/2022 dt 03/01/2023 is issued by tahsil office ahmednagar for residential purpose 10) draft deed between kusum gahinath udane and pramod vijay kange 11) plot area consider as per draft deed and bua is consider as per plan		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:

Propedge Valuations Pvt L

Recommended by:

Entered On:

30-Sep-2026

Recommendation's
Comment:

Completion Status:

Constructed

Approver Name:

Ganesh Pawar

Designation:

Technical Manager

Approver ID:

HE008008

Approver
Recommendation :

RECOMMENDED

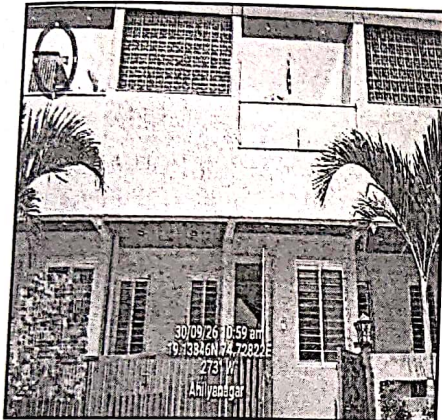
Approved On :

30-Sep-2026

Conditional
Remark:

Approver's
Comment:

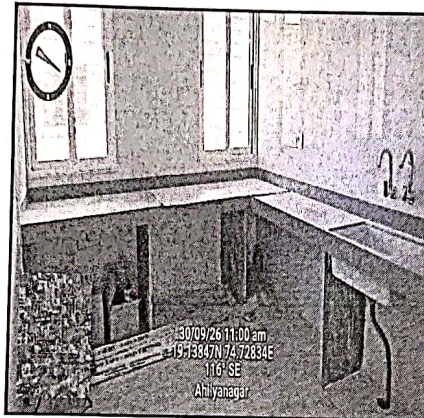
ok for builder purchase case. the building plan, cc and oc issued by amc. a necessary approvals to be taken for non apf case.



Longitude: 74.728288

Latitude: 19.138471

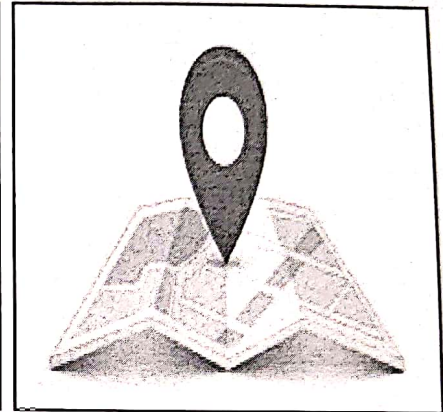
Image Taken



Longitude: 74.728288

Latitude: 19.138471

Image Taken



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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