



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-156678	Application No.:	77000353318
Customer Name:	Pramodkumar Subedar Singh	Branch :	(10019) JALGAON
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	In House
Contact Name:	Pramodkumar Subedar Singh	Mobile :	9923410019 9075506985

PROPERTY ADDRESS

Property Address:	Plot No. 50(East Side Part), Survey No. 31/1, ,Shanti Niketan Housing Society, ,Near Raj Provision, Behind Water Tank, ,Mehrun Shivar, Tal. And Dist. Jalgaon.	Location:	Jalgaon
		City:	Jalgaon
		Pin Code	425003
		State:	Maharashtra
		Country	India
Legal Address:	Plot No. 50(East Side Part), Survey No. 31/1, Shanti Niketan Housing Society, Near Raj Provision, Behind Water Tank, Mehrun Shivar, Tal. And Dist. Jalgaon.	Nearby Landmark:	Near Raj Provision, Behind Water Tank
		Collateral ID:	I26JLN003-086324

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	5	2	4	3 BED ROOMS PLUS 1RK - 2 UNITS
Second Floor	1	0	0	1 GI SHEET ROOFING STRUCTURE
Other1				
Other2				
Ground Floor	4	3	3	1BHK - 1RK - 2 UNITS

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Pramodkumar Subedar Singh	11
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2015	Self	49

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 51	Part Of Plot No. 50	Colony Road	Survey No. 32
Actual on Site	Plot No. 51	Part Of Plot No. 50	Colony Road	Survey No. 32
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:	THE SUBJECT PROPERTY

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1844	3200	5900800
Carpet Area	1508	0	0
Super Built Up/Sellable Area	1810	1800	3258000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	9158800
% Recommended	100	Realizable Value:	9159000

Realizable Value In Words : Rupees Ninety-One Lakh Fifty-Nine Thousand

Visited By:	Mr. Kalpesh Patil	Visited on:	15-Sep-2026
Violations observed (if any):			
Remarks:	null provided the copy of sale deed on the name of pramodkumar subedarsingh rajput having doc. no. 3354/2010, approved building plan no. 0010 dated 22/04/2015 by municipal corporation jalgaon, commencement certificate no. 0010 dated 22/04/2015 by municipal corporation jalgaon, na order no. rb/lna/sr/56/74 by collector, jalgaon, latest 7/12 extract, layout approved by adtp jalgaon for valuation. the land area and built up area is taken as per provided sale deed, allotment letter no. 000077 dated 25/07/2010 by shanti niketan housing society, latest 7/12 extract and approved building plan for valuation calculation. as per site built up area is more than approved building plan. as per site ground floor 1rk - 2 units and first floor - 1rk - 2 units is rented. total 4 tenant is occupied and remaining ground floor - 1bhk wc bath and first floor - 3 bed rooms wc bath is self occupied. second floor gi sheet roofing structure is not considered for valuation.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

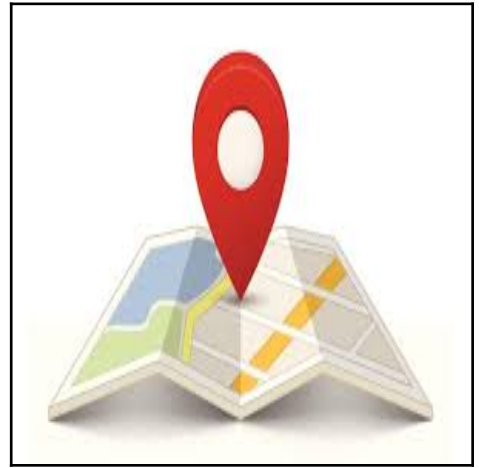
Entered By:	Kalpesh Patil	Entered On:	16-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	16-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. extract 7/12, na order, and layout received. the building plan and permission issued by jmc. the property is 11 years old and occupied by the customer. the second floor has a g.i. sheet shed structure. this area is excluded from the total built-up area calculations. the built-up area as per approved building plan is considered for the valuation. this is multi unit - multi tenant property. a tenant noc must be obtained.		



Longitude: 75.58125083333333
Latitude: 21.002288333333333
Image Taken 15-SEP-2026 14:26:10



Longitude: 75.58120194444444
Latitude: 21.002031111111112
Image Taken 15-SEP-2026 14:24:16



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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