



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-24-160865	Application No:	77936406972
Customer Name:	Hemant Dnyaneshwar Chaudhari		(10167) DHULE
Product Name:	HI - Rhl - Plot + Construction - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Hemant Dnyaneshwar Chaudhari	Mobile :	7030376822 8850000000

PROPERTY ADDRESS

Property Address:	Plot No.14(South Part),Sr.No. 111/3Sadashiv NagarB/H Hero Showroom Dondaicha Road Mauje Kukdel Shivar, Tal. Shahada Dist. Nandurbar	Location:	Shahade
		City:	Jalgaon Pin Code 425409
		State:	Maharashtra Country India
Legal Address:	Plot No.14(South Part),Sr.No. 111/3, Sadashiv Nagar B/H Hero Showroom Dondaicha Road Mauje Kukdel Shivar, Tal. Shahada Dist. Nandurbar	Nearby Landmark:	Hero Showroom,Shahada.
		Collateral ID:	I24JLN409-095896

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:	Yes	Property Location:	Municipal Council
Material at site:	Gf+1 All Work Completed.	Distance Travelled From Operating Office:	210
Nature of Location:	Urban	Distance from City Center Km:	02
Green Housing:	No	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Groundfloor	2	1	1	1BHK
First Floor	2	0	1	2BED
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
	Occupied	Self	
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good		Self	57

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Road	Sr No 111/2	Sr No 111/2	Plot No.15
Actual on Site	Road	Sr No 111/2	Part Of Plot No.14	Plot No.15
Boundary	No			

NDMA Details

Height Of Building(Above Ground Level)

Less than 15 meter

Seismic Zone

3

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:

1

Constructed Rate:

1

Realizable

₹

:

2

VALUATION DETAILS

Description

Area in Sq. Ft

Rate per Sq.Ft

Amount(R)

Land

1052

3500

3682000

(A)

Construction

1052

2000

2104000

(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION

RATE

QUANTITY

AMOUNT

Int Furniture, Borewell Other

450000

1

450000

Desc 2

0

0

0

Desc 3

0

0

0

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

Value As On Date:

6236000

Value of extra Amenities

450000

% Completion

100

Amenities %Completion

100

% Recommended

100

Amenities %Recommendation

100

Reliazable value:

6236000

Realizable value Round Off:

6236000

Realizable Value In Words:

Sixty-Two Lakh Thirty-Six Thousand

Visited By:

Mr. Vikas Patil

Visited on:

18-Sep-2024

Violations observed

Na

(if any):

Remarks:

null | Provided Reg Deed Copy-2346/2020 Dt 02/09/2020 On The Name Of Mrs Kalpana Dnyaneshwar Chaudhari,Na Layout Plan Copy, Approved Building Plan And Cc-77988 Shahada Mun Council For Valuation. Considering Plot Area (97.75sqmt) As Per Deed And Bua As Per Approved Plan Gf+1(97.76sqmt) For Calculations. On Site Gf+1 Rcc Residential Structure. Gf Having 1bhk And Ff Having 02bed Residential Self Used. Property Is In Residential Locality Having Average Marketability. Property Is In Kukdel Shivar, Shahada Mun Council Location.As Per Deed-2346/2020-North Side Boundary Is Mismatch. Four Boundries Are Considered As Per Colony Layout Plan And Prev. Chain Deed-2117/2018 To Site. [Corrected Boundary As Per Chain Sale Deed-2117/2018 North-Part Of Plot No.14, South-Plot No.15, East-Road, West-Sr No 111/2]. Case Is Review For Adding Extra Amenities Cost As Provided.

OMNI DOCS FILES

File Name

Latitude

Longitude

Go To Map

TIMEPHOTO_20240918_105056.JPG

NULL

NULL

Entered By:	Vikas Patil	Entered On:	05-Oct-2024
Recommended by:	Ashay Khade	Completion Status:	Constructed
Recommender's Comment:	Ok As Recommended By Tm.		
Approver Name:	Prasad Hire	Approver ID:	HE005084
App Designation:	Regional Technical Manager	Approved On:	05-Oct-2024
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	Ok To Proceed		



Longitude: 74.4751
Latitude: 21.53193
Image Taken 18-SEP-2024 10:59:04



Longitude: 74.47502833333334
Latitude: 21.531863055555554
Image Taken 18-SEP-2024 10:50:47



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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