



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-140762	Application No.:	77000333285
Customer Name:	Kapil Rajaram Ramgude	Branch :	(10036) SOLAPUR
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Kapil Rajaram Ramgude	Mobile :	9975648424 8421842165

PROPERTY ADDRESS

Property Address:	Old Gat No 835 New Gat No 841,At Vhankalas,Plot Barshi ,Tal Barshi Dist Solapur	Location:	Barsi		
		City:	Solapur	Pin Code	413401
		State:	Maharashtra	Country	India
Legal Address:	Old Gat No 835 New Gat No 841 At Vahankalas Plot Barshi Tal Barshi Dist Solapur	Nearby Landmark:	Near Chatrapati Colony		
		Collateral ID:	I26SUR401-078341		

PROPERTY DETAILS

Type Of Property:	Bungalow	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:	Yes	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	20
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
First Floor	2	1	1	1 BHK
Second Floor				
Other1				
Other2				
Ground Floor	2	1	1	1 BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Kapil Ramgude	21
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good		Self	39

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	10 Ft Road And Property Of	Property Of Dharmraj Gund	Property Of Narayan Shivram	Property Of Subhash Mahadik
Actual on Site	10 Ft Road And Property Of	Property Of Kalaskar And	Property Of Narayan Shivram	Property Of Kolhe
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
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:	GROUND PLUS FIRST

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2983	1850	5518550
Carpet Area	1400	0	0
Super Built Up/Sellable Area	1680	1600	2688000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	8206550
% Recommended	100	Realizable Value:	8207000

Realizable Value In Words : Rupees Eighty-Two Lakh Seven Thousand

Visited By:	Patwardhan Consultants Pvt Ltd_Hfc	Visited on:	21-Aug-2026
Violations observed (if any):	Na		

Remarks:	null 1.caption case is nhl-rnhl-lap residential-fresh case 2. area details consider as per sale deed 3. plot area as per sale deed and as per site is 3250 sqft and as per gunthewari certificate and as per building plan is 2983 sqft (after road widening) so least area is considered 4) bua as per building plan is gf 1645 sqft and ff 734 sqft making total of 3279 sqft and as per actual site is gf 840 sqft and ff 840 sqftmaking total of 1680 sqft least bua is considered 5. said property is identified with the available documents and local enquiary 6. document referred copy of sale deed made in between mr vithhal narahari raut and mrs kusum rajaram ramgude ref no 3221/1997 dated 06/10/1997 7 copy of building plan ref no 14/58 dated 07/01/2005 issued by barshi municipal council 8 copy of gunthewari certificate ref no 14/58 dated 07/01/2005 issued by barshi municipal council 9 copy of tax paid receipt dated 08/07/2025 issued by barshi municipal council 10 caption case visit done by shubham sir 11. latitude 18.228473 longitude 75.677871
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
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9 (1).JPG	18.22847300006914	75.67787100000001	
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WHATSAPP IMAGE 2026-08-21 AT 3.29.32 PM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-21 AT 3.29.30 PM (2).JPEG			
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Entered By:	Patwardhan Consultants Pv	Entered On:	22-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	22-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 75.67787100000001

Latitude: 18.22847300006914

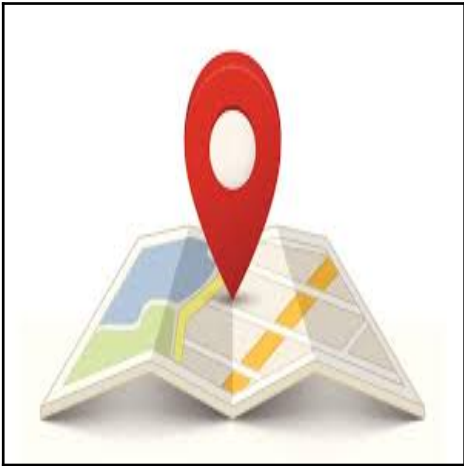
Image Taken



Longitude: 75.67787100000001

Latitude: 18.22847300006914

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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