



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-169341	Application No.:	77000366476
Customer Name:	Vinayak Sanjay Khadakkar	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:	Vinayak Sanjay Khadakkar	Mobile :	7038010796 9511770073

PROPERTY ADDRESS

Property Address:	Moreshwar Collection On Mch No.813, Survey No.,216/1/D, Near Shiv Shankar Bharat Gas, Opp. Hotel ,Jaibhawani, Lonar - Hirdav Road, At Lonar Bhag-2, ,Tal. Lonar And Dist. Buldhana	Location:	Bisharatganj		
		City:	Buldhana	Pin Code	443302
Legal Address:	Moreshwar Collection On Mch No.813, Survey No.216/1/D, Near Shiv Shankar Bharat Gas, Opp. Hotel Jaibhawani, Lonar - Hirdav Road, At Lonar Bhag-2, Tal. Lonar And Dist. Buldhana	State:	Maharashtra	Country	India
		Nearby Landmark:	Near Shiv Shankar Bharat Gas, Opp. Hotel		
		Collateral ID:	I26BLD302-093274		

PROPERTY DETAILS

Type Of Property:	Commercial Premise	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	180
Green Housing:	No	Distance from City Center Km:	01
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	1	0	0	01-HALL
Second Floor	1	0	1	01-HALL AND TB
Basement Floor	1	0	0	01-SHOP
Other2				
Ground Floor	1	0	0	01-SHOP

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Khadakkar	10
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good		Self-Occupied	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Land Of Mr. Jaybhaye	Land Of Mr. Prakash Muttha	Lonar - Hirdav Road	Road
Actual on Site	Shop Of Mr. Jaybhaye	Shop Of Mr. Prakash Muttha	Lonar - Hirdav Road	Road
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:	B PLUS G PLUS 2

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1076	12000	12912000
Carpet Area	1345	0	0
Super Built Up/Sellable Area	1614	1700	2743800
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	15655800
% Recommended	100	Realizable Value:	15656000

Realizable Value In Words : Rupees One Crore Fifty-Six Lakh Fifty-Six Thousand

Visited By:	Ganesh Bhanudas Rathod _Hfc	Visited on:	29-Sep-2026
Violations observed (if any):	Na		
Remarks:	null documents provided // 1) copy of sale deed no.2766/2026 dated.23/09/2026 issued by sro lonar in favour of mr.vinayak sanjay khadakkar 2) copy of 7/12 extract pu-id.35585446029 dated.22/09/2026 online downloaded 3) copy of na order no.nap/42b/199/2018-19/lonar dated.10/06/2019 issued by tehsildar lonar 4) copy of sanction building plan issued by municipal council lonar 5) land area is considered as per sale deed 6) bua as per provided plan is 3344 sq.ft hence bua is considered as permissible fsi of 1.5 7) copy of layout plan not provided 8) property is located within a limits municipal council		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Ganesh Bhanudas Rathod _Hfc	Entered On:	29-Sep-2026
Recommended by:	Ganesh Pawar	Completion Status:	Constructed
Recommender's Comment:	Ok To Proceed. This Is Lap Commercial Case. Extract 7/12 And Na Order Received. The Building Plan Issued By Nagar Parishad. The Minimum Built-Up Area Within The Permissible Limit Is Considered For The Valuation. The Property Is 10 Years Old And Self Occupied For Commercial.		
Approver Name:	Pravin Pagar	Approver ID:	HE016031
Designation:	Regional Technical Manager	Approved On :	29-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. on provided plan inward outward number is not mentioned hence bua as per allowable fsi is considered for valuation		



Longitude: 76.524111

Latitude: 19.98550000000002

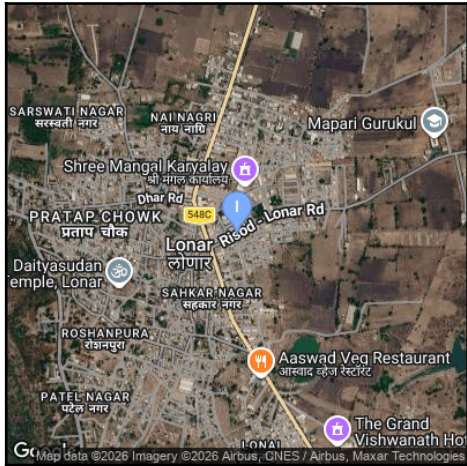
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Longitude: 76.524111

Latitude: 19.98550000000002

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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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