



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                                                          |                    |                       |
|---------------------|----------------------------------------------------------|--------------------|-----------------------|
| Request ID:         | HRQ-26-172382                                            | Application No:    | 77000365195           |
| Customer Name:      | Anand Gajanan Jeughale                                   |                    | (10166) BULDHANA      |
| Product Name:       | HI - Ag Regular - Self Construction - Under Construction | BSM/RM Name:       | Los_Channel           |
| Loan Property Type: | APNA GHAR                                                | Visited User Type: | Technical Agency      |
| Contact Name:       | Anand Gajanan Jeughale                                   | Mobile :           | 9307986603 9898989890 |

### PROPERTY ADDRESS

|                   |                                                                                                                                                                        |                  |                           |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------|
| Property Address: | Plot No.04 (South Side Part), Gut No.53, 95,96,(As Per 7/12 - 53/95/96/1/4), Near Karhade Hospital, Tirupati Balaji Nagar, At Mauje Sunderkhed, Tal And Dist. Buldhana | Location:        | Buldana H O               |
|                   |                                                                                                                                                                        | City:            | Buldhana Pin Code 443001  |
|                   |                                                                                                                                                                        | State:           | Maharashtra Country India |
| Legal Address:    | Plot No.04 (South Side Part), Gut No.53, 95,96, (As Per 7/12 - 53/95/96/1/4), Near Karhade Hospital, Tirupati Balaji Nagar, At Mauje Sunderkhed, Tal And Dist.         | Nearby Landmark: | Near Karhade Hospital     |
|                   |                                                                                                                                                                        | Collateral ID:   | I26BLD001-094187          |

### 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: | No                 | Property Location:                        | Gram Panchayat          |
| Material at site:     | Cement, Sand, Etc. | Distance Travelled From Operating Office: | 6                       |
| Nature of Location:   | Rural              | Distance from City Center Km:             | 3                       |
| Green Housing:        | No                 | Report Condition:                         | Property Visited Report |

### UNIT DETAILS

| Detail       | No. of Rooms | No. of Kitchens | No of Bathrooms | Usages & Remark |
|--------------|--------------|-----------------|-----------------|-----------------|
| Ground Floor | 1            | 1               | 1               | 01-RK AND TB    |
| First Floor  | 2            | 1               | 1               | 01-BHK (UC)     |
| Second Floor |              |                 |                 |                 |
| Other1       |              |                 |                 |                 |
| Other2       |              |                 |                 |                 |

|                   |                  |                          |                                                    |
|-------------------|------------------|--------------------------|----------------------------------------------------|
| Structure         | Occupancy Status | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
|                   | Occupied         | Self And Uc              |                                                    |
| Maintenance Level | Occupied Since   | Relationship of Occupant | Residual Age Of Property                           |
| Good              | 2026             | Self                     | 60                                                 |

### BOUNDARIES ON SITE

|                  | East                 | West            | North                     | South      |
|------------------|----------------------|-----------------|---------------------------|------------|
| As per Sale Deed | Layout 06 Mtr W Road | Approved Layout | Plot No.04 Remaining Part | Plot No.05 |
| Actual on Site   | Road                 | Adj Open Plot   | Plot No.04 Remaining Part | Plot No.05 |
| 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           |
| Realizable ₹ :                                      | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                             |             |
| VALUATION DETAILS                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                             |             |
| Description                                         | Area in Sq. Ft                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Rate per Sq.Ft              | Amount(R)   |
| Land                                                | 807                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3000                        | 2421000 (A) |
| Construction                                        | 1210                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2000                        | 2420000 (B) |
| EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                             |             |
| DESCRIPTION                                         | RATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | QUANTITY                    | AMOUNT      |
| 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           |
| Desc 1                                              | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0                           | 0           |
| Value As On Date:                                   | 4478000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Value of extra Amenities    | 0           |
| % Completion                                        | 85                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Amenities %Completion       | 0           |
| % Recommended                                       | 85                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Amenities %Recommendation   | 0           |
| Reliazable value:                                   | 4841000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Realizable value Round Off: | 4841000     |
| Realizable Value In Words:                          | Forty-Eight Lakh Forty-One Thousand                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                             |             |
| Visited By:                                         | Ganesh Bhanudas Rathod _Hfc                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Visited on:                 | 06-Oct-2026 |
| Violations observed (if any):                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                             |             |
| Remarks:                                            | null   documents provided // 1) copy of sale deed no.3178/2005 dated.27/06/2005 issued by sro buldhana in favour of mr. gajanan shankar jeughale 2) copy of 7/12 extract pu-id.35966705604 dated.12/09/2025 issued by gram mahsul adhikari 3) copy of layout plan and na order no.nap/34/sunderkhed (sukalkhed)/36/1988-89 dated.26/07/1989 issued by tehsildar buldhana 4) copy of namuna no.08 dated.26/09/2025 issued by grampanchayat sunderkhed 5) copy of gp sanction building plan no.333 dated.14/11/2025 issued by gp sunderkhed 6) copy of commencement no.333 dated.14/11/2025 issued by gp sunderkhed 7) copy of construction estimate rs.22,40,412/- provided by ar. akshay d. jeughale reg no.ca/2021/129033 8) land area is considered as per sale deed 9) as per site extra construction is observed however bua is considered as per permissible fsi of 1.5 10) as per site investigation ground floor is complete while first floor is under construction. internal plaster work complete and external plaster work is in progress. stage is considered accordingly 11) property is located within a limits of gp sunderkhed |                             |             |
| OMNI DOCS FILES                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                             |             |
| File Name                                           | Latitude                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Longitude                   | Go To Map   |

|                           |                                                                                                                                                                                                                                                                                                                                                                                               |                    |                  |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------|
| Entered By:               | Ganesh Bhanudas Rathod _Hfc                                                                                                                                                                                                                                                                                                                                                                   | Entered On:        | 07-Oct-2026      |
| Recommended by:           |                                                                                                                                                                                                                                                                                                                                                                                               | Completion Status: | Semi-Constructed |
| Recommender's Comment:    |                                                                                                                                                                                                                                                                                                                                                                                               |                    |                  |
| Approver Name:            | Ganesh Pawar                                                                                                                                                                                                                                                                                                                                                                                  | Approver ID:       | HE008008         |
| App Designation:          | Technical Manager                                                                                                                                                                                                                                                                                                                                                                             | Approved On:       | 07-Oct-2026      |
| Approver Recommendation : | RECOMMENDED                                                                                                                                                                                                                                                                                                                                                                                   |                    |                  |
| Conditional Remark:       |                                                                                                                                                                                                                                                                                                                                                                                               |                    |                  |
| Approver's Comment:       | ok for self construction case. the construction work is in progress. na order, layout, estimate, gram panchayat building plan and permission received. the ground floor is occupied by the customer, external plaster, and first floors work is in progress. the overall stage of construction is 85 percent. the built-up area within the permissible limit is considered for the valuation. |                    |                  |



Longitude: 76.199337

Latitude: 20.519811

Image Taken



Longitude: 76.199337

Latitude: 20.519811

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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