



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-165519	Application No.:	77000364095
Customer Name:	Achyut Shinde	Branch :	(10053) AURANGABAD
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Achyut Shinde	Mobile :	9730119641 7517430318

PROPERTY ADDRESS

Property Address:	House No.2364/1,Cts No.1415,Near Gajanan Maharaj ,Mandir Narala,Mauje Paithan,Taluka Paithan,,District Chh Sambhajinagar (Aurangabad)	Location:	Paithan		
		City:	Aurangabad	Pin Code	431107
		State:	Maharashtra	Country	India
Legal Address:	House No.2364/1, Cts No.1415, Near Gajanan Maharaj Mandir Narala, Mauje Paithan, Taluka Paithan, District Chh Sambhajinagar (Aurangabad)	Nearby Landmark:	Near Gajanan Maharaj Mandir Narala		
		Collateral ID:	I26AUR107-091008		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	102
Green Housing:	No	Distance from City Center Km:	1
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other1				
Other2				
Ground Floor	3	1	1	2 BHK WC BATH
First Floor				
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Load Bearing	Occupied	Achyut Shinde	23
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2025	Self Occupied	27

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Milkat Of Rameshwar Chothe	Road	Milkat Of Kashinath Rode	Milkat Of Dipak Mapari
Actual on Site	House Of Chothe	Road	Rode Open Plot	House Of Dipak
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:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	968	2400	2323200
Carpet Area	570	0	0
Super Built Up/Sellable Area	684	1300	889200
Other 1	0	0	0
Other 2	0	0	0
% Completion	100	TOTAL	3212400
% Recommended	100	Realizable Value:	3212000

Realizable Value In Words : Rupees Thirty-Two Lakh Twelve Thousand

Visited By:	Vkon Consultants_Hfc	Visited on:	24-Sep-2026
Violations observed (if any):	Na		
Remarks:	null in this case we have received 1) copy of previous owner gift deed in the name of mr diganbar asaram khanase ref no.pta-3005-2025, 2) copy of previous pr card pu-id 92040367590, 3) copy of building plan approved by municipal council paithan ja.kra. 6103 dated on 1-1-2003, 4) construction permission provided by paithan municipal council 6/03 dated on 1-1-2003 5) plot area is consider for valuation as per provided sale deed 6) built-up area is consider for valuation as per provided building plan 7) property shown by mrs kalyani at the time site visit, 8) draft of agreement to sale need to be documented.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-24 AT 4.10.02 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-24 AT 4.10.01 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-24 AT 4.10.02 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-24 AT 4.10.00 PM (1).JPEG			
WHATSAPP IMAGE 2026-09-24 AT 4.10.01 PM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-24 AT 4.10.02 PM (2).JPEG			

Entered By:	Vkon Consultants	Entered On:	25-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	25-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is resale purchase case. the pr card, building plan and permission issued by municipal council, paithan. the plot area as per deed and built-up area as per approved building plan is considered for the valuation. the property is 23 years old. ats/draft must be documented.		



Longitude: 75.38241699987883

Latitude: 19.481167

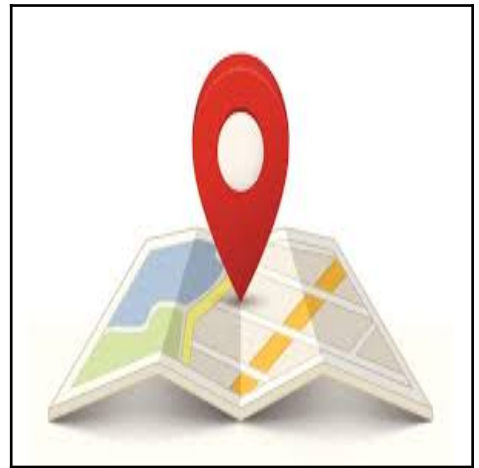
Image Taken



Longitude: 75.38241699987883

Latitude: 19.481167

Image Taken



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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