



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-166466	Application No:	77000355474
Customer Name:	Santosh Shriram Gavali		(10036) SOLAPUR
Product Name:	HI - Rhl - Self Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Santosh Shriram Gavali	Mobile :	9922235409 7499315591

PROPERTY ADDRESS

Property Address:	Plot No 47 Gat No 1188 Dhaspimpalgaon Road At Barshi Tal Barshi And Dist Solapur	Location:	Barsi
		City:	Solapur Pin Code 413401
		State:	Maharashtra Country India
Legal Address:	Plot No 47 Gat No 1188 Dhaspimpalgaon Road At Barshi Tal Barshi And Dist Solapur	Nearby Landmark:	Near Aadhyatma Ashram
		Collateral ID:	I26SUR401-088797

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:	No	Property Location:	Municipal Council
Material at site:		Distance Travelled From Operating Office:	144
Nature of Location:	Urban	Distance from City Center Km:	2
Green Housing:	Yes	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	3	1	1	2 BHK WC/BATH AS PER PLAN
Prop First Floor	2		1	1 HALL 1 BEDROOM WC/BATH AS PER PLAN
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
	Underconstruction		
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	9 Mtr Wide Road	Plot No 44	Plot No 46	Plot No 48
Actual on Site	Road	Open Plot	House Of Sumit Mangire	Open Plot
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

Realizable

₹

:

2

VALUATION DETAILS

Description

Area in Sq. Ft

Rate per Sq.Ft

Amount(R)

Land

1090

1400

1526000

(A)

Construction

991

1800

1783800

(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:

1793570

Value of extra Amenities

0

% Completion

15

Amenities %Completion

0

% Recommended

15

Amenities %Recommendation

0

Reliazable value:

3309800

Realizable value Round Off:

3310000

Realizable Value In Words:

Thirty-Three Lakh Ten Thousand

Visited By:

Mourya Concepts Opc Pune_Hfc

Visited on:

24-Sep-2026

Violations observed

(if any):

Remarks:

null | 1) this is hl rhl self construction under construction case 2) subject property is ground plus proposed 1st floor residential building 3) documents provided a) copy of sale deed between mr santosh shriram gavali and mr sunil radheshyam bharadiya ref no 2751/2025 dt 17/04/2025 b) copy of 7/12 extract c) copy of layout plan ref no 6129 dt 02/11/2019 issued by barshi municipal council d) copy of construction permission and approved building plan ref no 27/040 dt 03/07/2026 issued by barshi municipal council e) copy of construction estimation by er akash maradkar 4) land area as per documents and as per actual site is 1090 sqft 5) bua as per building plan is gf 593 sqft and ff 398 sqft total of 991 sqft and as per actual site is gf 1029 sqft 6) as per site visit observation plinth level work is in progress

OMNI DOCS FILES

File Name

Latitude

Longitude

Go To Map

WHATSAPP IMAGE 2026-09-15 AT 4.49.30 PM (2).JPEG

NULL

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WHATSAPP IMAGE 2026-09-15 AT 4.49.35 PM (1).JPEG

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WHATSAPP IMAGE 2026-09-15 AT 4.49.33 PM (1).JPEG

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WHATSAPP IMAGE 2026-09-15 AT 4.49.26 PM (1).JPEG

WHATSAPP IMAGE 2026-09-15 AT 4.49.29 PM.JPEG

WHATSAPP IMAGE 2026-09-15 AT 4.49.30 PM.JPEG

File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-15 AT 4.49.32 PM (1).JPEG			
WHATSAPP IMAGE 2026-09-15 AT 4.49.34 PM (1).JPEG			
WHATSAPP IMAGE 2026-09-15 AT 4.49.36 PM.JPEG	NULL	NULL	

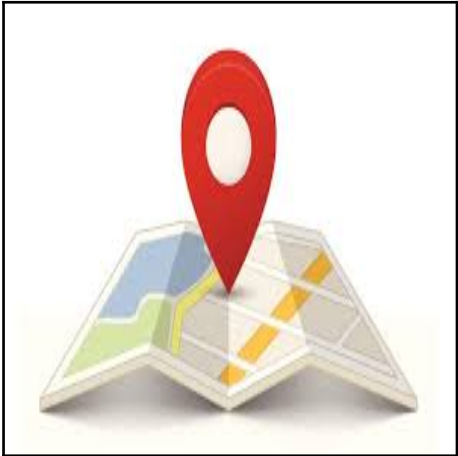
Entered By:	Mourya Concepts Opc Pune_	Entered On:	24-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
App Designation:	Technical Manager	Approved On:	25-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 75.688417
 Latitude: 18.249528
 Image Taken 24-SEP-2026 17:05:56



Longitude: 75.688417
 Latitude: 18.249528
 Image Taken 24-SEP-2026 17:05:56



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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