



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-163652	Application No.:	77000359784
Customer Name:	Sagar Uttam Wale	Branch :	(10623) NASHIK ROAD
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sagar Uttam Wale	Mobile :	9096634148 7875521291

PROPERTY ADDRESS

Property Address:	Flat No 7, 2nd Floor, Ramlila, Plot No 2 And 3 S ,No 223/56/2, 223/56/4, (Gpmn 4669/7), Saidarshan ,Colony, Tiranga Chowk At Ghulewadi Tal Sangamner ,And Dist Ahilyanagar (Ahmednagar)	Location:	Sangamner Nandur Shingota
Legal Address:	Flat No 7, 2nd Floor, Ramlila, Plot No 2 And 3 S No 223/56/2, 223/56/4, (Gpmn 4669/7) Near Datta Temple, Saidarshan Colony, Tiranga Chowk At Ghulewadi Tal Sangamner And Dist Ahilyanagar (Ahmednagar)	City:	Sangamner Pin Code 422605
		State:	Maharashtra Country India
		Nearby Landmark:	Near Datta Temple, Saidarshan Colony,
		Collateral ID:	I26SGM605-089456

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Development Authoriy
Natute of Location:	Urban	Distance Travelled From Operating	40
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	3
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	57

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Open Space	Staircase And Flat No 8	Flat No 10	Road
Actual on Site	Open To Sky	Flat No 8	Staircase	Open To Sky
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	3

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:	GROUND FLOOR PLUS 3

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	418	0	0
Super Built Up/Sellable Area	564	3000	1692000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1692000
% Recommended	100	Realizable Value:	1692000
Realizable Value In Words : Rupees Sixteen Lakh Ninety-Two Thousand			

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	21-Sep-2026
Violations observed (if any):	Nill		
Remarks:	null 1) subject property is residential 1 bhk flat 2) technical viist done by rushikesh and report made by vaishnavi 3) latitude 19.589667 longitude 74.206367 4) gpa between shankar ramdas kukkar and sanjay krushanrao solanke reff no 1586/2018, dt 30/03/2018 5) development agreement between shankar ramdas kukkar and sanjay krushanrao solanke reff no 1585/2018, dt 28/03/2018 6) na order no 9/2014, dt 30/06/2014 is issued by sdo sangamner for residential purpose 7) grampanchayat certificate is issued by ghulewadi grampanchayat with sign of gramvikas adhiakri dated on 08/05/2023 8) draft deed between sagar uttam wale, netra sagar wale and shankar ramdas kukkar 9) flat no building name and society name board is not observed on site 10) sanctioned building plan no 3429 dated 05/10/2016 (adtp ahmednagar) 11) property is identified through provided details and person met on site 12) ca is consider as per sanctioned building plan and 35 percent loading is consider for bua 12) internal changes is carried out as compared to sanctioned building plan		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

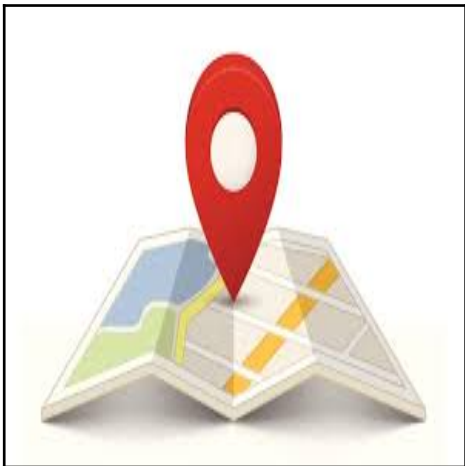
Entered By:	Propedge Valuations Pvt L	Entered On:	22-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	22-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. building plan issued by adtp-ahmednagar. a necessary approvals to be taken for non apf case.		



Longitude: 74.206367
Latitude: 19.589667
Image Taken 21-SEP-2026 11:52:19



Longitude: 74.206367
Latitude: 19.589667
Image Taken 21-SEP-2026 11:55:25



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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