



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159585	Application No.:	77000353541
Customer Name:	Swapnil Rajendra Sargar	Branch :	(10034) SATARA
Product Name:	HI - RHI - Plot + Construction - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Swapnil Rajendra Sargar	Mobile :	9665588617 7973847575

PROPERTY ADDRESS

Property Address:	Plot No 81 Gat No 5 S No 714,At Jadhavwadi ,Tal Phaltan Dist Satara	Location:	Phaltan
		City:	Satara
		State:	Maharashtra
		Pin Code	415523
		Country	India
Legal Address:	Plot No 81 Gat No 5 S No 714 At Jadhavwadi Tal Phaltan Dist Satara	Nearby Landmark:	Near Yodha Academy
		Collateral ID:	I26SRA523-087523

PROPERTY DETAILS

Type Of Property:	Land-Residential	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:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	66
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
Other1				
Other2				
Ground Floor				
First Floor				
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant		0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Colony Road	Plot No 49 And 50	Plot No 48 And Colony Road	Plot No 80
Actual on Site	Road	Plot No 49 And 50	Plot No 48 And Colony Road	Plot No 80
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
Total Value ₹:	2	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	4950	550	2722500
Carpet Area	4125	0	0
Super Built Up/Sellable Area	4950	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	2722500
% Recommended	0	Realizable Value:	2723000
Realizable Value In Words : Rupees Twenty-Seven Lakh Twenty-Three Thousand			

Visited By:	Mourya Concepts Opc Pune_Hfc	Visited on:	18-Sep-2026
Violations observed (if any):			

Remarks:

null | 1) this is hl rhl plot plus construction resale case 2) subject property is residential open plot 3) copy of draft agreement between mr nandkumar shankarrao joshi and mr madar rajendra sargar mr swapnil rajendra sargar dated 10/09/2026 4) copy of sellers sale deed between mr jagannath gyandev palakhe mr chandrakant ramchandra teli and mr nandkumar shankarrao joshi ref no 335/1982 dated 19/02/1982 5) copy of na order ref no sno/Ind/ii/na/sr/26/81 dated 04/12/1981 issued by subdivisional officer phaltan 6) copy of layout plan no sno/Ind/ii/na/sr/26/81 dated 04/12/1981 issued by subdivisional officer phaltan 7) plot area as per sale deed and as per actual site is 4950 sqft same is considered 8) bua considered as per fsi 1 9) subjected plot is partially demarcated

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-17 AT 1.41.38 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-17 AT 1.41.44 PM.JPEG	NULL	NULL	
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WHATSAPP IMAGE 2026-09-17 AT 1.41.51 PM.JPEG	NULL	NULL	

Entered By:	Mourya Concepts Opc Pune_	Entered On:	18-Sep-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	18-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:	PERMANENT DEMARCATION TO BE DONE BEFORE CHEQUE HANDOVER		
Approver's Comment:	ok as recommended		



Longitude: 74.442555

Latitude: 17.960756

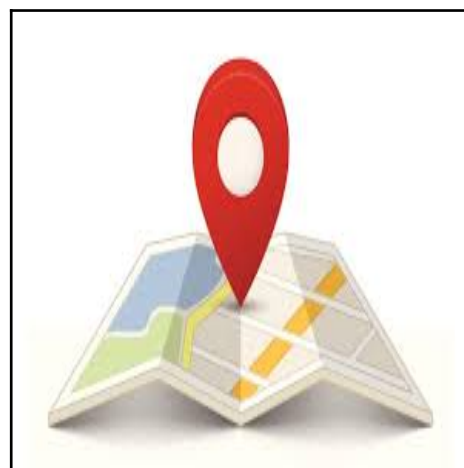
Image Taken 18-SEP-2026 11:17:25



Longitude: 75.87722199999999

Latitude: 17.701111

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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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