



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-157044	Application No.:	77000353238
Customer Name:	Atul Ganpat Bandgar	Branch :	(10155) BARAMATI
Product Name:	HI - RHI - Purchase Of Land - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Atul Ganpat Bandgar	Mobile :	9561776807 7741854941

PROPERTY ADDRESS

Property Address:	Plot No 60 Sr No 27/2 And 27/1/A/1 Part ,At Mouje Gopalwadi, ,Daund Dist Pune	Location:	Daund
		City:	Daund
		State:	Maharashtra
		Pin Code	413801
		Country	India
Legal Address:	Plot No 60 Sr No 27/2 And 27/1/A/1 Part At Mouje Gopalwadi, Daund Dist Pune	Nearby Landmark:	Near Hotel Anand
		Collateral ID:	I26DND801-088002

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	NO
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	160
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				
Other1				
Other2				
Ground 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	Internal Road Then Plot No 07	Open Space	Plot No 59	Plot No 61
Actual on Site	Internal Road Then Plot No 07	Open Space	Open Plot	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
Total Value ₹:	2	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2576	1000	2576000
Carpet Area	1981	0	0
Super Built Up/Sellable Area	2576	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	2576000
% Recommended	0	Realizable Value:	2576000
Realizable Value In Words : Rupees Twenty-Five Lakh Seventy-Six Thousand			

Visited By:	Mourya Concepts Opc Pune_Hfc	Visited on:	15-Sep-2026
Violations observed (if any):			
Remarks:	null 1) this is hl rhl purchase of land builder case 2) subject property is open plot 3) copy of draft sale deed between mr nitin sharad vaidya and others and mr atul ganpat bandgar mrs kirti atul bandgar 4) copy of layout plan ref no na/sr/16/2020 dated 01/02/2021 issued by sub divisional officer daund purandar division purandar 5) copy of development agreement between m/s shivaranjani developers through its partners mr nitin sharad vaidya and m/s prakash homes ref no 5602/2014 dated 30/12/2014 6) copy of zone certificate ref no 1290 dated 25/05/2011 issued by town planning and valuation department baramati 7) copy of 7/12 extract 8) plot area as per sale deed and as per actual site is 2576 sqft 9) bua considered as per fsi 1		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-11 AT 4.50.32 PM.JPG	NULL	NULL	
WHATSAPP IMAGE 2026-09-11 AT 4.50.35 PM (1).JPG	NULL	NULL	
WHATSAPP IMAGE 2026-09-11 AT 4.50.35 PM.JPG	NULL	NULL	
WHATSAPP IMAGE 2026-09-11 AT 4.50.30 PM.JPG	NULL	NULL	
WHATSAPP IMAGE 2026-09-11 AT 4.50.31 PM (2).JPG	NULL	NULL	
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WHATSAPP IMAGE 2026-09-11 AT 5.06.02 PM.JPG	12.866230833333333	77.67888111111111	

Entered By:	Mourya Concepts Opc Pune_	Entered On:	19-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 :	19-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended non apf approval to be taken before dsbursement		



Longitude: 74.561722

Latitude: 18.433694

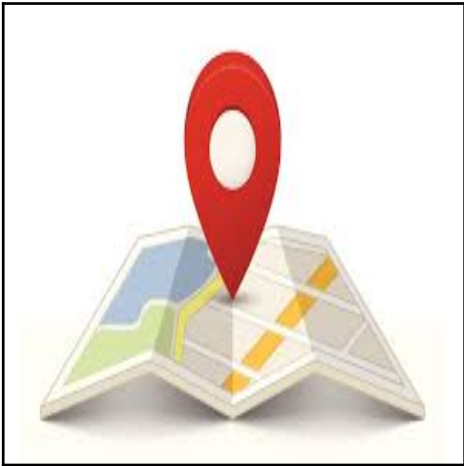
Image Taken 15-SEP-2026 12:57:53



Longitude: 74.561722

Latitude: 18.433694

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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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