



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-163520	Application No.:	77212601443
Customer Name:	Parmeshwar Sandu Sananse	Branch :	(10053) AURANGABAD
Product Name:	HI - Ag Dreamz - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR DREAMZ	Visited User Type:	In House
Contact Name:	Parmeshwar Sandu Sananse	Mobile :	8492923943 9511302929

PROPERTY ADDRESS

Property Address:	North Side Part Of Plot No.111, Gut No. 299,,Behind Gajanan Maharaj Temple, New Gajanan Maharaj,Colony, At Harsul, Tal And Dist. ,Chh. Sambhajinagar (Aurangabad)	Location:	Aurangabad H.O		
		City:	Aurangabad	Pin Code	431001
Legal Address:	North Side Part Of Plot No.111, Gut No. 299, Behind Gajanan Maharaj Temple, New Gajanan Maharaj Colony, At Harsul, Tal And Dist. Chh. Sambhajinagar (Aurangabad)	State:	Maharashtra	Country	India
		Nearby Landmark:	Behind Gajanan Maharaj Temple, New		
		Collateral ID:	I26AUR001-089359		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	30
Green Housing:	No	Distance from City Center Km:	15
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	4
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	56

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	20 Ft. Wide Road	Plot No.104	Plot No.110	Plot No. 111 Part
Actual on Site	20 Ft. Wide Road	Plot No.104	Plot No.110	Plot No. 111 Part
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	4
Flood Prone Area	No	CRZ	2

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	600	3000	1800000
Carpet Area	1200	0	0
Super Built Up/Sellable Area	1500	1800	2700000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4500000
% Recommended	100	Realizable Value:	4500000
Realizable Value In Words : Rupees Forty-Five Lakh			

Visited By:	Mr. Subhash Band	Visited on:	21-Sep-2026
Violations observed (if any):			

Remarks:	null in this case we received documents are 1) draft of ats on name of mr. sanse parmashwar sanu from mrs. varsha fakirba nirmal, 2) sale deed of previous owner reg vide no. 2176/2017, 3) gunthewar regularization certificate issued by c.s.m.c. 9041/2026-26 dated on 18-03-2026, 4) gunthewari regularization building plan issued by planner gunthewari department c.s.m.c. 9041/2025-26 dated on 18-03-2026, 5) tentative layout plan 6) zone certificate issued by c.s.m.c 320 dated on 28-07-2026, 7) plot area considered as per gunthewari plan, 8) built-up area considered as per fsi of 2.5 so built-up area is 1500 sq.ft. 9) property was shown by mrs. varsha fakirba nirmal // tax paid receipt on previous owner name sau. varsha fakirba nirmal challan no. 1755 dated on 20-01-2026, // case reviewed for product change
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

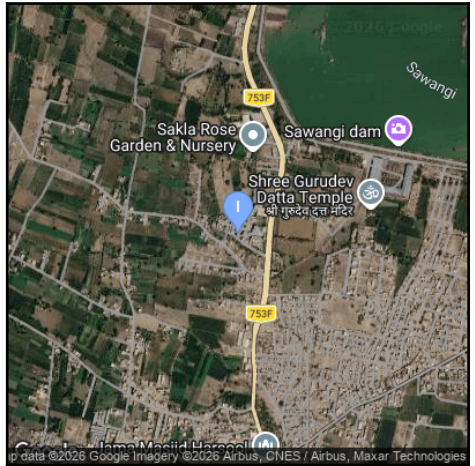
Entered By:	Subhash Band	Entered On:	22-Sep-2026
Recommended by:	Ganesh Pawar	Completion Status:	Constructed
Recommender's Comment:	Ok To Proceed Under Agd. The Property Is 04 Years Old. The Zone Certificate, Tax Paid Receipt, Gunthewari Regularization Certificate And Building Plan Received. The Built-Up Area Within The Permissible Limit Is Considered For The Valuation. The Report Is Reviewed To Update The Bua And Product.		
Approver Name:	Pravin Pagar	Approver ID:	HE016031
Designation:	Regional Technical Manager	Approved On :	22-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 75.3522033333332
Latitude: 19.931615555555556
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Longitude: 75.3522033333332
Latitude: 19.931615555555556
Image Taken



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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