



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-155109	Application No.:	77000349823
Customer Name:	Amol Rustumrao Pawar	Branch :	(10166) BULDHANA
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Amol Rustumrao Pawar	Mobile :	9975741569 7030980029

PROPERTY ADDRESS

Property Address:	Bungalow On Plot No.53 (Part), Survey No.6/5, Near ,Shree Gajanan Gift And General Stores, Ramnagar, ,Palnaghar Road, At Buldhana, Tal And Dist. ,Buldhana	Location:	Buldana H O			
		City:	Buldhana	Pin Code	443001	
		State:	Maharashtra	Country	India	
Legal Address:	Bungalow On Plot No.53 (Part), Survey No.6/5, Near Shree Gajanan Gift And General Stores, Ramnagar, Palnaghar Road, At Buldhana, Tal And Dist. Buldhana	Nearby Landmark:	Near Shree Gajanan Gift And General			
		Collateral ID:	I26BLD001-087979			

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Rural	Distance Travelled From Operating	4
Green Housing:	No	Distance from City Center Km:	2
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Padol	24
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good		Seller	36

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Land Of Mrs. Nalini	Remaining Part Of Plot No.53	Road	Plot No.60
Actual on Site	House Of Mr.Dagdu Pawar	House Of Mr. Padol	Road	House Of Mr.Chitare
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND FLOOR

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	920	2600	2392000
Carpet Area	384	0	0
Super Built Up/Sellable Area	461	1800	829800
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3221800
% Recommended	100	Realizable Value:	3222000

Realizable Value In Words : Rupees Thirty-Two Lakh Twenty-Two Thousand

Visited By:	Ganesh Bhanudas Rathod _Hfc	Visited on:	10-Sep-2026
Violations observed (if any):			
Remarks:	null documents provided // 1) copy of draft sale deed in favour of mr.amol rustomrao pawar 2) copy of seller sale deed no.3137/2002 dated.14/06/2002 issued by sro buldhana 3) copy of 7/12 extract pu-id.2718447 dated.06/08/2026 gram-mahsul adhikari buldhana 4) copy of commencement certificate no.396/2000-01 dated.05/06/2001 issued by municipal council buldhana 5) copy of sanction building plan issued by municipal council buldhana 6) copy of na order no.nap/34/buldhana/36/83-84 dated.02/05/1985 issued by sdo buldhana 7) copy of sanction layout plan issued by town planner buldhana 8) bua is considered as per provided plan 8) property is located within a limits of municipal council buldhana 9) as per site investigation, the property is identified as plot no. 53 (part). the subject plot and adjoining property have a common compound wall and common gate.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Ganesh Bhanudas Rathod _Hfc	Entered On:	19-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	19-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is resale purchase case. extract 7/12, na order, and layout received. the building plan and commencement issued by mcb. the property is 24 years old. the built-up area as per approved building plan is considered for the valuation. a joint/twin bungalow type structure noted and the adjoining unit also being owned by the same customer.		



Longitude: 76.175779

Latitude: 20.523705

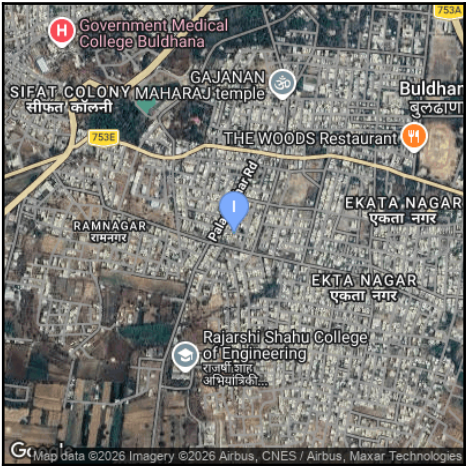
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Longitude: 76.175779

Latitude: 20.523705

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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