



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-143093	Application No.:	77000331227
Customer Name:	Ashfaq Maheebub Patel	Branch :	(10053) AURANGABAD
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Ashfaq Maheebub Patel	Mobile :	9028880808 8669485216

PROPERTY ADDRESS

Property Address:	Row House No 47 Building D, Plot No.01, Gat No 56 ,Harikunj Society, Near Dhas Auto, At Pharola ,Taluka Paithan District Chhatrapati Sambhajnagar ,(Aurangabad)	Location:	Aurangabad H.O
Legal Address:	Row House No 47 Building D, Plot No.01, Gat No 56 Harikunj Society, Near Dhas Auto, At Pharola Taluka Paithan District Chhatrapati Sambhajnagar (Aurangabad)	City:	Aurangabad Pin Code 431001
		State:	Maharashtra Country India
		Nearby Landmark:	Near Dhas Auto
		Collateral ID:	I26AUR001-079481

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	40
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Development Authoriy
Natute of Location:	Urban	Distance Travelled From Operating	19
Green Housing:	No	Distance from City Center Km:	19
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other1				
Other2				
Ground Floor	1	1	1	RESIDENTIAL
First Floor	2	0	1	RESIDENTIAL
Second Floor	0	0	0	0

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Babasaheb Shinde	08
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2018	Seller	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Row House No 42	4 5 Mtr Road	Row House No 46	Row House No 48
Actual on Site	Row House	Road	Row House No 46	Row House No 48
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	GF -01 RK AND FF -02

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	529	0	0
Super Built Up/Sellable Area	578	4500	2601000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2601000
% Recommended	100	Realizable Value:	2601000
Realizable Value In Words : Rupees Twenty-Six Lakh One Thousand			

Visited By:	Klarheit Valuers And Consultants Pvt Ltd_Hfc	Visited on:	20-Aug-2026
Violations observed (if any):	No		
Remarks:	null 1)we have received documents for valuation seller sale deed draft agreement na order approved building plan and na order 2) area consider as per approved building plan for valuation 3) seller sale deed haivng ref no 8287/2018 dated 26 10 2018 is between mrs meena babasaheb shinde mr babsaheb kaduba shinde and mr dipak radheshyam zunzunwala 4) draft agreement is between mr ashphaq maheboob patel buyer and mrs meena babasaheb shinde seller 5) approved building having ref no 20 dated 07 01 2017 issued by adtp aurangabad 6) na order having ref no 72 dated 29 06 2016 issued by collector of aurangabad.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-08-22 AT 12.14.51 PM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-22 AT 12.14.40 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-22 AT 12.14.36 PM (2).JPEG	NULL	NULL	
1.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-22 AT 12.14.47 PM (1).JPEG			
WHATSAPP IMAGE 2026-08-22 AT 12.14.52 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-22 AT 12.14.47 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-22 AT 12.14.52 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-22 AT 12.14.43 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-08-22 AT 12.14.37 PM (1).JPEG	NULL	NULL	

Entered By:	Klarheit Valuers And Cons	Entered On:	25-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	25-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is resale purchase case. the na order and approved building plan received. the property is situated in developing area. the age of the property is 08 years.		



Longitude: 75.296446
Latitude: 19.728879999999997
Image Taken



Longitude: 75.296446
Latitude: 19.728879999999997
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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