

Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-117242	Application No.:	77000310223
Customer Name:	Sharad Prabhakar Jadhav	Branch :	(10053) AURANGABAD
Product Name:	Hi - Ag Dreamz - Self Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR DREAMZ	Visited User Type:	Technical Agency
Contact Name:	Sharad Prabhakar Jadhav	Mobile :	9730545381 9404535594

PROPERTY ADDRESS

Property Address:	Milkat No.178/1, Ward No.03, Near Ahilybai Mandir,Kanadgaon Bhavani Nagar Gangapur,Kasbe Gangapur,Kasbe Gangapur, Tal. Gangapur, Dist. Chh Sambhajinagar (Aurangabad)	Location:	Gangapur
		City:	Aurangabad Pin Code:431109
		State:	Maharashtra Country India
Legal Address:	Milkat No.178/1, Ward No.03, Near Ahilybai Mandir Kanadgaon Bhavani Nagar Gangapur, Kasbe Gangapur, Tal. Gangapur, Dist. Chh Sambhajinagar (Aurangabad)	Nearby Landmark:	Near Ahilybai Mandir Kanadgaon Bhavani
		Collateral ID:	I26AUR109-089860

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVAREGE
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	84
Green Housing:	No	Distance from City Center Km:	42
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	4	1	3	3 BHK DINNING AREA 1 STORE
Second Floor				
Other 1				
Other 2				
Ground Floor	6	1	3	3 BHK DINNING AREA 1 STORE

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/Built up/Saleable Area	1	Land/Built up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	THE SUBJECT PROPERTY

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	3261	1400	4565400
Carpet Area	4075	0	0
Super Built Up/Sellable Area	3587	1500	5380500
Other 1	1	0	0
Other 2	1	0	0
% Completion	75	TOTAL	9945900
% Recommended	75	Realizable Value:	9946000

Realizable Value In Words : Rupees Ninety-Nine Lakh Forty-Six Thousand

Visited By:	Vkon Consultants_Hfc	Visited on:	24-Jul-2026
Violations observed (if any):	No		

Remarks: null | in this case we have received 1) copy of sale deed in the name satish prabhakar jadhav ref no.ggp-1447-201, 2) copy of correction deed ref no.ggp-4801-2026, 4) copy of engineer building plan issue by er abhijeet s.pawar, 5) copy of tax receipt dt.19/12/2019 (b. tech civil), 5) copy of layout plan approved by municipal council gangapur 6) plot area is consider for valuation as per provided sale deed and built-up area is consider for valuation as per fsi 1:1, 7) property main access is only 10 feet 8) four boundareis consider as per provided correction deed 9)south side boundary not match.

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-07-27 AT 1.41.31 PM.JPEG	NULL	NULL	