



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-122139	Application No.:	77000314694
Customer Name:	Poonam Pramod Kunte	Branch :	(10053) AURANGABAD
Product Name:	HI - Ag Regular - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Poonam Pramod Kunte	Mobile :	8767578550 7972182173

PROPERTY ADDRESS

Property Address:	Building On Plot No 133 And 134 Sector E-1 And E-2,N-2 Survey No 66 (Pt) St Central Workshop,Employees Co-Operative Housing Society At Muknundwa,Di Tal And Dist Chh. Sambhajinagar (Aurangabad)	Location:	Aurangabad H.O
Legal Address:	Building On Plot No 133 And 134 Sector E-1 And E-2, N-2 Survey No 66 (Pt) St Central Workshop Employees Co-Operative Housing Society At Muknundwadi Tal. And Dist Chh. Sambhaji Nagar (Auranagbad)	City:	Aurangabad Pin Code 431001
		State:	Maharashtra Country India
		Nearby Landmark:	Chatrapati Shivaji Maharaj Krida Maidan
		Collateral ID:	I26AUR001-071254

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:	Yes	Property Location:	Development Authority
Nature of Location:	Urban	Distance Travelled From Operating	7
Green Housing:	No	Distance from City Center Km:	07
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	6		2	6 ROOM
Second Floor	6		2	6 ROOM
Other1				
Other2				
Ground Floor	4	2	2	1 BHK AND 3 ROOM

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenant	20
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2008	Tenant	40

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Vamanrao C Mahamuni	House Of Dinesh Jaiswal (Plot	House Of Mr. Bhagwan	Government Road
Actual on Site	Plot No 132	Plot No 135	Plot No 143 And 144	7 Mtr Wide Road
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:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2034	7000	14238000
Carpet Area	2542	0	0
Super Built Up/Sellable Area	3051	1600	4881600
Other 1	0	0	0
Other 2	0	0	0
% Completion	100	TOTAL	19119600
% Recommended	100	Realizable Value:	19120000

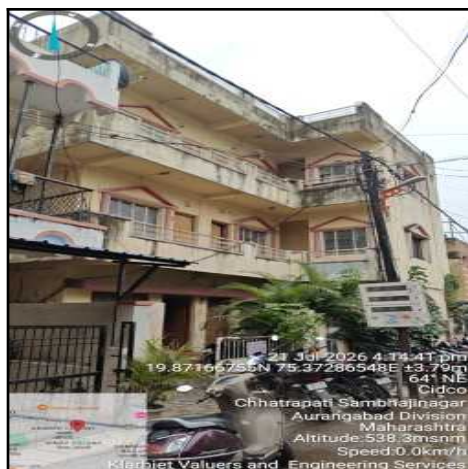
Realizable Value In Words : Rupees One Crore Ninety-One Lakh Twenty Thousand

Visited By:	Klarheit Valuers And Consultants Pvt Ltd_Hfc	Visited on:	21-Jul-2026
Violations observed (if any):	Na		
Remarks:	null in this case we received documents are, 1) copy of draft agreement is between mrs buyer punam pramod kunte and mr pramod kishanrao mahindrakar, 2) share certificate having dated 04-07-2025 in favor of mr. pramod kishanrao mahindrakar issued by s t central workshop employee co.op.hsg. society cidco for plot no.134, and 3) lease deed in fevor of s t central workshop employee co.op.hsg. society reg no. a-g-g-2 901/2002, 4) registration certificate of s t central workshop employee co.op.hsg. society 250/02 date not readable, 5) layout plan having ref no and date not readable issued by town panning officer new town cidco 6) lease period is mentioned ads 90 years commencing from 01-09-1983, remaining lease period is 47 years kindly check lease period with the legal 7) copy of engg building plan provided bygirish d swami reg no. state/r/2023/apl/04744, 8) property is identified and demarcated as per person available at site and as per layout plan 9) as per site observed that property all rooms are rented on cotbase system 10) the plot area as per draft is 2112 but as per layout plan its is 2034 sq.ft. has we considered lower side area as per provided layout plan 11) as per provided building plan built-up area is 4499 sq.ft but we considerd built-up area as per fsi of 1.5 i.e built-up area considered 3051 sq.ft// case revired for release built-up value as per revised building plan		

OMNI DOCS FILES			
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DECLARTION OF CUSTOMER KUNTHE CASE.PDF			

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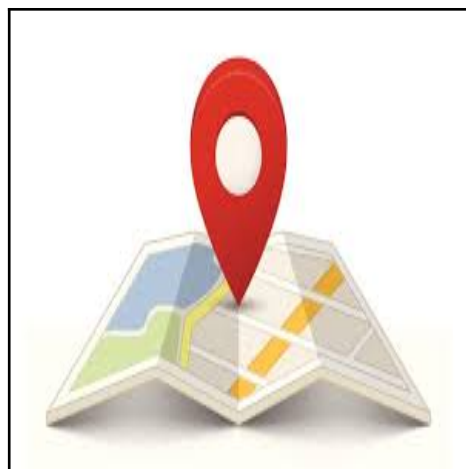
Entered By:	Klarheit Valuers And Cons	Entered On:	30-Jul-2026
Recommended by:	Ganesh Pawar	Completion Status:	Constructed
Recommender's Comment:	Ok To Proceed. Presently, The Property Is Being Used For Hostel Purpose. However, As Per Customers Declaration, He Will Completed The Necessary Renovation Work And Will Occupy The Property For The Residence Within 03 Months. Property Located In Prime Residential Area. A Visit Done By Atm-Ganesh.		
Approver Name:	Pravin Pagar	Approver ID:	HE016031
Designation:	Regional Technical Manager	Approved On :	30-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended. tenant noc to be taken on records . as per customers declaration provided on mail, he will occupy this property post renovation within next three months		



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Latitude: 19.871667000000002
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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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