



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-161426	Application No:	77000312043
Customer Name:	Kharade Shashank P		(10034) SATARA
Product Name:	HI - Rhl - Self Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Kharade Shashank P	Mobile :	9028049700 7387249843

PROPERTY ADDRESS

Property Address:	C S No 141 Part And 142 Part Near Sai Enterprises Shukarwar Peth Kasabe Karad Tal Karad Dist Satara	Location:	Karad Ho
		City:	Satara Pin Code 415110
		State:	Maharashtra Country India
Legal Address:	C S No 141 Part And 142 Part Near Sai Enterprises Shukarwar Peth Kasabe Karad Tal Karad Dist Satara	Nearby Landmark:	Near Sai Enterprises
		Collateral ID:	I26SRA110-081921

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Material at site:		Distance Travelled From Operating Office:	146
Nature of Location:	Rural	Distance from City Center Km:	7
Green Housing:	Yes	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				PARKING
First Floor	2	1	1	1 BHK
Second Floor	2	1	1	1 BHK
Third Floor	2	1	1	1 BHK
Fourth Floor	2	1	1	1 BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
	Vacant	Vacant	
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Other	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Property Of Bichkar And	Property Of Sujay Kharade	Property Of Patil	Road
Actual on Site	Property Of Bichkar And	Property Of Sujay Kharade	Property Of Patil	Road
Boundary	Yes			

NDMA Details

Height Of Building(Above Ground Level)

Less than 15 meter

Seismic Zone

3

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:

1

Constructed Rate:

1

Realizable

₹

:

2

VALUATION DETAILS

Description

Area in Sq. Ft

Rate per Sq.Ft

Amount(R)

Land

746

3000

2238000

(A)

Construction

2739

1650

4519350

(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION

RATE

QUANTITY

AMOUNT

Desc 3

1

0

0

Desc 4

0

0

0

Desc 5

0

0

0

Desc 6

0

0

0

Desc 7

0

0

0

Desc 8

0

0

0

Desc 9

0

0

0

Desc 10

0

0

0

Desc 11

0

0

0

Desc 12

0

0

0

Desc 1

0

0

0

Desc 2

0

0

0

Value As On Date:

2463967.5

Value of extra Amenities

0

% Completion

5

Amenities %Completion

0

% Recommended

5

Amenities %Recommendation

0

Reliazable value:

6757350

Realizable value Round Off:

6757000

Realizable Value In Words:

Sixty-Seven Lakh Fifty-Seven Thousand

Visited By:

Vishal B Patil_Hfc

Visited on:

22-Sep-2026

Violations observed

Na

(if any):

Remarks:

null | hl rhl self construction under construction 1) the said property is proposed g plus 4 multi unit structure 2) we have received copy of i)gift deed having reg no 4789 dt 23/07/2026 in the name of shashant kharade ii) property card having a tenure ii) property assessment dt 15/05/2025 issued by karad municipal council iii) cc and approved building plan having no cbskk/b/2026/apl/00642 dt 19/08/2026 issued by karad municipal council iv) estimate given rs 4523700/- issued by ar amol shinde having licence no ca99/24524 for valuation 3) we have considered area as per approved building plan and rates as per market references 4) correct lat long details 17.28801,74.178125

OMNI DOCS FILES

File Name

Latitude

Longitude

Go To Map

WHATSAPP IMAGE 2026-09-22 AT 11.30.25 AM.JPEG

WHATSAPP IMAGE 2026-09-22 AT 11.30.26 AM (1).JPEG

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WHATSAPP IMAGE 2026-09-22 AT 11.30.20 AM.JPEG

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WHATSAPP IMAGE 2026-09-22 AT 11.30.24 AM.JPEG

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WHATSAPP IMAGE 2026-09-22 AT 11.30.26 AM (2).JPEG

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WHATSAPP IMAGE 2026-09-22 AT 11.30.26 AM.JPEG

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WHATSAPP IMAGE 2026-09-22 AT 11.30.25 AM (1).JPEG

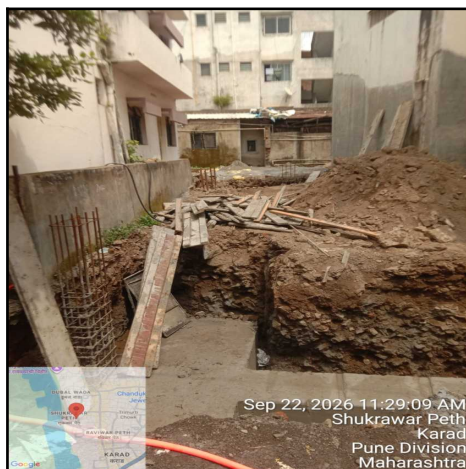
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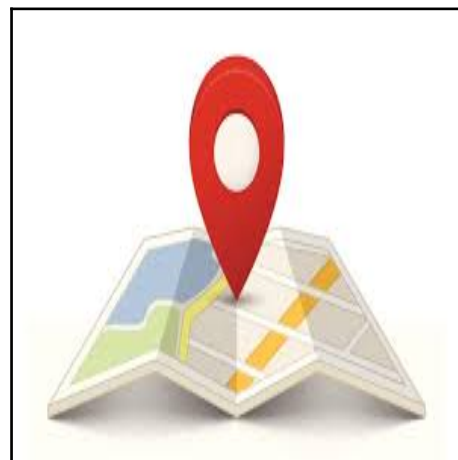
Entered By:	Vishal Patil	Entered On:	23-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
App Designation:	Technical Manager	Approved On:	23-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 74.17812500000001
Latitude: 17.288010000000003
Image Taken



Longitude: 74.17812500000001
Latitude: 17.288010000000003
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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