

Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-166833	Application No.:	7700364881
Customer Name:	Sandip Baburav Phimpale	Branch :	(10053) AURANGABAD
Product Name:	Hi - Rhl - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Sandip Baburav Phimpale	Mobile :	9011879534 9356571558

PROPERTY ADDRESS

Property Address:	Flat No.10 On 2nd Floor, Wing -2, C-1 Type, Building, Sara Venkatesh, Gut No.52/1, At,Wadgaonkoihati, Tal And Dist. Chh. Sambhajinagar. (Aurangabad)	Location:	Waluj
		City:	Aurangabad Pin Code 431133
		State:	Maharashtra Country India
Legal Address:	Flat No.10 On 2nd Floor, Wing -2, C-1 Type Building, Sara Venkatesh, Gut No.52/1, At Wadgaonkoihati, Tal And Dist. Chh. Sambhajinagar (Aurangabad)	Nearby Landmark:	Behind Bhondwe Patil School
		Collateral ID:	I26AUR133-093035

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	40
Green Housing:	No	Distance from City Center Km:	20
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor	2	1	1	1 BHK WITH WC BATH
Other1				
Other2				

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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	RESIDENTIAL

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	349	0	0
Super Built Up/Sellable Area	453	3600	1630800
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1630800
% Recommended	100	Realizable Value:	1631000

Realizable Value In Words : Rupees Sixteen Lakh Thirty-One Thousand

Visited By:	Mr. Subhash Band	Visited on:	29-Sep-2026
Violations observed (if any):			

Remarks: null | in this case we received documents are 1) draft of ats on name of mr. sandip baburao phimpale and mrs. kusum baburao phimpale from mr. pandurang mahada phimpale 2) sale deed of previous owner reg vide no. 2841/2013. 3) no order pra.kra.485 dated on 22-12-2011. 4) commencement certificate issued by a.d.t.p.o. cidco, waluj mahanagar, aurangabad cidco(at)polbypour(waluj)/2011/2337 dated on 01-12-2011 along with approved building plan. 5) built-up area considered as add 30 percent loading on carpet area mentioned in sale deed so super built-up area is 453 sq.ft. // lum sum box price of unit considered

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
-----------	----------	-----------	-----------