

Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-154876	Application No.:	77000347506
Customer Name:	Rameshwar Laxman Tamshete	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:	Rameshwar Laxman Tamshete	Mobile :	955246408 7304407795

PROPERTY ADDRESS

Property Address:	Plot No.17 South Side Part Gut No.98 Near Airport, Ghati Hospital,Mauje Chikalthana,Taluka And., District Chh Sambhajinagar (Aurangabad)	Location:	Aurangabad H.O
		City:	Aurangabad Pin Code 431001
		State:	Maharashtra Country India
Legal Address:	Plot No.17 South Side Part Gut No.98 Near Airport Ghati Hospital,Mauje Chikalthana,Taluka And District Chh Sambhajinagar (Aurangabad)	Nearby Landmark:	Near Airport Ghati Hospital
		Collateral ID:	I26AUR001-084478

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVARAGE
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	10
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor	0	0	0	0
Other1	0	0	0	0
Other2	0	0	0	0
First Floor	2	0	1	2 BED RPPM WC BATH
Ground Floor	1	1	1	1 RK WC BATH

NDMA Details

Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
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
Total Value ₹:	2	Floorwise Usage:	THE SUBJECT PROPERTY

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	379	2900	1099100
Carpet Area	473	0	0
Super Built Up/Sellable Area	568	2000	1136000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2235100
% Recommended	100	Realizable Value:	2235000

Realizable Value In Words : Rupees Twenty-Two Lakh Thirty-Five Thousand

Visited By:	Vkon Consultants_Hfc	Visited on:	08-Sep-2026
Violations observed (if any):	Na		

Remarks: null | in this case we have recieved copy of draft in between mr rameshwar laxman tamshete and mr ajay ashok munimaniak,copy of building plan rushi prasad architecture ddmcbtr/2021/ap/01122, copy of previous sale deed ref no.csn-6-2606-2025, copy of plot gunthewari plan issue by municipal corporation chh.sambhajinagar no.243/2025-26 dt:07/05/2025, copy of plot gunthewari certificate no.243/2025-26 dt:07/05/2025 1 plot area is consider for valuation as per provided gunthewari certificate and built-up area is consider as per provided plan considering 1st of 1,5, 2 case is review for rate

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-07 AT 1.08.18 PM (1).JFEG	NULL	NULL	