



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-133065	Application No.:	77000330150
Customer Name:	Sharda Ashok Bhojdhare	Branch :	(10053) AURANGABAD
Product Name:	HI - Ag Regular - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	In House
Contact Name:	Sharda Ashok Bhojdhare	Mobile :	9767411055 7083049484

PROPERTY ADDRESS

Property Address:	Flat No. 04, On 2nd Floor, Sai Residency, M.C. Hou,Se No. 3889, Plot No.319, Cts No. 2577, Near Datta,Mandir, New Kawsan, At Paithan Tal- Paithan, Dist-,Chh. Sambhajinagar (Aurangabad)	Location:	Paithan
Legal Address:	Flat No. 04, On 2nd Floor, Sai Residency, M.C. House No. 3889, Plot No.319, Cts No. 2577, Near Datta Mandir, New Kawsan, At Paithan Tal- Paithan, Dist- Chh. Sambhajinagar (Aurangabad)	City:	Aurangabad
		Pin Code	431107
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Near Datta Mandir, New Kawsan,
		Collateral ID:	I26AUR107-074989

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 Council
Nature of Location:	Urban	Distance Travelled From Operating	100
Green Housing:	No	Distance from City Center Km:	100
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor	3	1	1	1 BHK WITH WC BATH
Other1				
Other2				
Ground Floor				
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Vetal	7
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2020	Seller	53

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No. 03	Plot No.318	Plot No.332	7 M.W. Government Road
Actual on Site	Stairecase And Flat No. 03	Plot No.318	Plot No.332	7 M.W. Government 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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	RESIDENTIAL

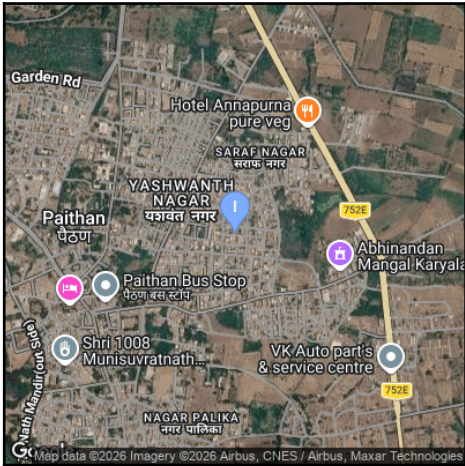
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	0	0	0
Carpet Area	452	0	0
Super Built Up/Sellable Area	611	5200	3177200
Fixed Furniture	1	500000	500000
Other 2	1	0	0
% Completion	100	TOTAL	3677200
% Recommended	100	Realizable Value:	3677000

Realizable Value In Words : Rupees Thirty-Six Lakh Seventy-Seven Thousand

Visited By:	Mr. Subhash Band	Visited on:	07-Aug-2026
Violations observed (if any):			
Remarks:	null in this case we received documents are 1) draft of ats in favor of mr. ashok bhagwan bhijdhare from mr. ashok navnath vetal, 2) sale deed previous owner reg vide no. 2245/2020, 3) deed of declaration reg vide no. 6875/2009, 4) pr card on name of previous owner 5) built-up area considered as add 35 percent loading on carpet area mentioned in architectural building plan (452 plus 35 percent loading i.e 611 sq.ft., 6) property was shown by mr. ashok bhojdhare, case is reviewed for release valuation asper revised building plan		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Subhash Band	Entered On:	13-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	13-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the age of the property is 07 years. the property card, deed of declaration, and engineer building plan is received.		



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Latitude: 19.4774225
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Longitude: 75.39093777777778
Latitude: 19.4774225
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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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