



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-146389	Application No.:	77000338858
Customer Name:	Wajid Shaikh Hayat	Branch :	(10019) JALGAON
Product Name:	Home Loan-Builder Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Wajid Shaikh Hayat	Mobile :	9309924629 9021155345

PROPERTY ADDRESS

Property Address:	Block No. 02, Plot No. 8 To 18/1/6, Survey No. 196/2/A, Tikki Park, Near Kuba Nagar, Supreme Colony Area, Mehrun Shivar, Tal. And Dist. Jalgaon.	Location:	Jalgaon Bazar
		City:	Jalgaon Pin Code 425001
		State:	Maharashtra Country India
Legal Address:	Block No. 02, Plot No. 8 To 18/1/6, Survey No. 196/2/A, Tikki Park, Near Kuba Nagar, Supreme Colony Area, Mehrun Shivar, Tal. And Dist. Jalgaon.	Nearby Landmark:	Near Kuba Nagar, Supreme Colony Area
		Collateral ID:	I26JLN001-079723

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	20
Green Housing:	No	Distance from City Center Km:	7
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor	2	1	1	1B-1
Structure	Occupancy Status		Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant		Na	00
Maintenance Level	Occupied Since		Relationship of Occupant	Residual Age Of Property
Good	NA		Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 21	09.00 M Road	Block No. 1 In Plot No. 8 To	Block No. 3 In Plot No. 8 To
Actual on Site	Plot No. 21	09.00 M Road	Block No. 1 In Plot No. 8 To	Block No. 3 In Plot No. 8 To
Boundary	Yes			

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
Land area	647	1400	905800
Carpet Area	366	0	0
Super Built Up/Sellable Area	440	2000	880000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1785800
% Recommended	100	Realizable Value:	1786000

Realizable Value In Words : Rupees Seventeen Lakh Eighty-Six Thousand

Visited By: Mr. Kalpesh Patil Visited on: 25-Aug-2026

Violations observed
(if any):

Remarks: null | provided the copy of draft agreement to sale on the name of wajid shaikh hayat and parvir bano wajid shaikh, builder sale deed on the name of pyramid traders and wear house partner dipak manoharlal soni having doc. no. 4615/2023 and 4618/2023, layout approved by adtp, jalgaon, approved building plan no. ddmcj/b/2025/apl/05486 dated 06/03/2025 by municipal corporation jalgaon, commencement certificate no. ddmcj/b/2025/apl/05486 dated 06/03/2025 by municipal corporation jalgaon, amalgamation letter no. ddmcj/sa/2024/apl/00079 dated 05/08/2024 by municipal corporation jalgaon, amalgamation plan no. ddmcj/sa/2024/apl/00079 dated 05/08/2024 by municipal corporation jalgaon, na order, 7/12 extract for valuation. the land area and built up area is taken as per provided draft agreement to sale and approved building plan for valuation calculation. as per approved building plan built up area is mentioned as per site built up area is more than approved building plan. valuation is given by considering unit price of the property.

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
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