



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-168955	Application No:	77000350885
Customer Name:	Sapna Gopal Mundada		(10147) AHMEDNAGAR
Product Name:	HI - Ag Regular - Self Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Sapna Gopal Mundada	Mobile :	7083067435 8928818252

PROPERTY ADDRESS

Property Address:	Plot No 8 Part, Gat No 503/15, Gp Milkat No 1208, Near Mds Guest House Opposite To Pmt, Sangmner Road At Loni Bk, Tal Rahata And Dist Ahilyanagar (Ahmednagar)	Location:	Loni Bk
		City:	Ahmednagar Pin Code 413736
		State:	Maharashtra Country India
Legal Address:	Plot No 8 Part, Gat No 503/15, Gp Milkat No 1208, Near Mds Guest House Opposite To Pmt, Sangmner Road At Loni Bk, Tal Rahata And Dist Ahilyanagar (Ahmednagar)	Nearby Landmark:	Near Mds Guest House Opposite To Pmt,
		Collateral ID:	I26ADR736-092259

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Material at site:		Distance Travelled From Operating Office:	60
Nature of Location:	Rural	Distance from City Center Km:	5
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 PROPOSED
First Floor	2	1	1	1 BHK PROPOSED
Second Floor	2		2	2 BED ROOM PROPOSED
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
	Underconstruction	Na	
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	5m Wide Internal Road	Plot No 7	Part Of Plot No 8	3m Wide Internal Road
Actual on Site	Road	Proeprty Of Abhijeet Shinde	Proeprty Of Prakash Shinde	Road
Boundary	Yes			

NDMA Details

Height Of Building(Above Ground Level)

Less than 15 meter

Seismic Zone

3

Flood Prone Area

No

CRZ

3

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

1087

2500

2717500

(A)

Construction

1631

1800

2935800

(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION

RATE

QUANTITY

AMOUNT

Desc 1

1

0

0

Desc 2

0

0

0

Desc 3

0

0

0

Desc 4

0

0

0

Desc 5

0

0

0

Desc 6

0

0

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Desc 7

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0

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Desc 8

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0

0

Desc 9

0

0

0

Desc 10

0

0

0

Desc 11

0

0

0

Desc 12

0

0

0

Value As On Date:

4185400

Value of extra Amenities

0

% Completion

50

Amenities %Completion

0

% Recommended

50

Amenities %Recommendation

0

Reliazable value:

5653300

Realizable value Round Off:

5653000

Realizable Value In Words:

Fifty-Six Lakh Fifty-Three Thousand

Visited By:

Propedged Valuations Pvt Ltd_Solapur_Hfc

Visited on:

28-Sep-2026

Violations observed

Nil

(if any):

Remarks:

null | 1) subject property is residential building ground floor plus 2 upper floor 2) technical visit done by rushikesh and report made by vaishanvi 3) latitude 19.576794 longitude 74.455022 4) commencement certificate is issued by gramprachayat loni bk reff no 348/2025, dt 17/11/2025 5) sale deed between gopal balkishanji mundada and janardhan ev reff no 5393/2024, dt 27/08/2024 6) na order no 85/86, dt 23/02/1987 is issued by sdo rahata for residential purpose 7) on provided building plan engineer sign or lic no is not mentioned 8) as per site observation construction status is ground floor rcc completed and 1st floor b/w completed and slab remaining and other work is pending 9) plot area consider as per sale deed and bua is consider as per permissible fsi 1.5 10) estimate is issued by engineer santosh bramhane lic no adtp-a/c-3/600 dated on 22/09/2026 estimate cost rs.41,02,000/-

OMNI DOCS FILES

File Name

Latitude

Longitude

Go To Map

Entered By:	Propedge Valuations Pvt L	Entered On:	28-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
App Designation:	Technical Manager	Approved On:	28-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for ag - self construction case. the construction work is in progress. the construction permission issued by gram panchayat. na order, engineer building plan, and estimate received. the land area as per deed and bua as per plan (within permissible limit) is considered for the valuation.		



Longitude: 74.741244

Latitude: 19.576794

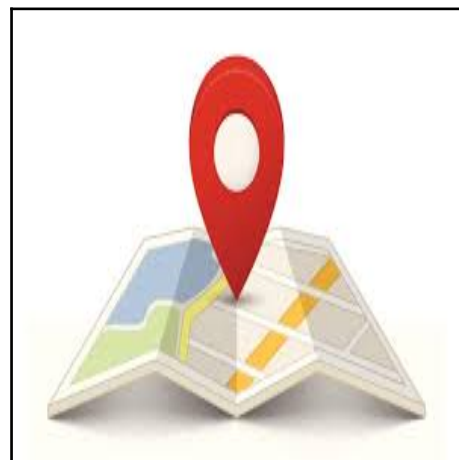
Image Taken



Longitude: 74.741244

Latitude: 19.576794

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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