



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-161617	Application No.:	77000357099
Customer Name:	Ganesh Shamrao Muley	Branch :	(10166) BULDHANA
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:	Ganesh Shamrao Muley	Mobile :	8975522591 7020337452

PROPERTY ADDRESS

Property Address:	Bungalow On Plot No.19 (West Side Part), Survey No.,71/2, Mch No.467/61, Near Hanuman Temple, Shreeram,Nagar, At Mauje Mahmadpur, Tal. Nandura And Dist. ,Buldhana	Location:	Nandura
		City:	Buldhana
		Pin Code	443404
		State:	Maharashtra
		Country	India
Legal Address:	Bungalow On Plot No.19 (West Side Part), Survey No.71/2, Mch No.467/61, Near Hanuman Temple, Shreeram Nagar, At Mauje Mahmadpur, Tal. Nandura And Dist. Buldhana	Nearby Landmark:	Near Hanuman Temple
		Collateral ID:	I26BLD404-089917

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	110
Green Housing:	No	Distance from City Center Km:	01
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
Ground Floor	1	1	1	01-RK (VACANT)
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	16
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	44

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Remaining Part Of Plot No.19	Plot No.18	Layout 09 Mtr W Road	Plot In Survey No.71
Actual on Site	Remaining Part Of Plot No.19	Plot No.18 (House Of Mr.	Road	Adj Open Plot
Boundary	Yes			

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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	GROUND FLOOR

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1001	1800	1801800
Carpet Area	341	0	0
Super Built Up/Sellable Area	409	1600	654400
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2456200
% Recommended	100	Realizable Value:	2456000

Realizable Value In Words : Rupees Twenty-Four Lakh Fifty-Six Thousand

Visited By:	Ganesh Bhanudas Rathod _Hfc	Visited on:	19-Sep-2026
Violations observed (if any):	Na		
Remarks:	null documents provided // 1) copy of draft sale deed in favour of mr. ganesh shamrao mule 2) copy of sellers sale deed no.2152/2017 dated.16/10/2017 issued by sro nandura 3) copy of namuna no.43 dated.12/10/2017 issued by municipal council nandura 4) copy of na order no.nap/34/27/mahmadpur/1987-88 dated.20/05/1988 issued by sdo malkapur 5) copy of 7/12 extract ul-pin no.15761005047 dated.13/08/2022 online downloaded 6) copy of architects building plan provided by er. abhijeet jadhoo 7) land area as per sale deed and bua as per architect building plan considered 8) property is located within a limits of municipal council nandura // mch no.467/1 (as per sale deed) and mch no.467/61 (as per namuna no.43) kindly check.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Ganesh Bhanudas Rathod _Hfc	Entered On:	23-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	23-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under ag. this is resale purchase case. the namuna no.43, na order, extract 7/12, and architect building plan received. the property is 16 years old. the plot area as per deed and built-up area within the permissible limit. there is a mismatch between mch no.467/1 as referenced in the sale deed and mch no. 467/61 as indicated in namuna no.43. a legal opinion regarding the inconsistency in the mch number records to be documented.		



Longitude: 76.46537000000001

Latitude: 20.83989

Image Taken



Longitude: 76.46537000000001

Latitude: 20.83989

Image Taken



DECLARATION

I/We hereby 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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