



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-165755	Application No.:	77000363814
Customer Name:	Kailash Punamchand Dhanawat	Branch :	(10053) AURANGABAD
Product Name:	HI - RHI - Purchase Of Land - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Kailash Punamchand Dhanawat	Mobile :	9552260978 8999936819

PROPERTY ADDRESS

Property Address:	Plot No. 39, Gut No. 224, Ayodhya Nagar-2, Behind Mhasoba Mandir, At Ghanegao, Tal. Gangapur,,Dist. Chh. Sambhajinagar (Aurangabad)	Location:	Bhanodi	Pin Code 431113
		City:	Aurangabad	Country India
		State:	Maharashtra	
Legal Address:	Plot No. 39, Gut No. 224, Ayodhya Nagar-2, Behind Mhasoba Mandir, At Ghanegao, Tal. Gangapur, And Dist. Chh. Sambhajinagar (Aurangabad)	Nearby Landmark:	Behind Mhasoba Mandir	
		Collateral ID:	I26AUR113-091995	

PROPERTY DETAILS

Type Of Property:	Land-Residential	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:	No	Property Location:	Municipal Corporation
Nature of Location:	Rural	Distance Travelled From Operating	18
Green Housing:	No	Distance from City Center Km:	45
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				
Ground Floor				OPEN PLOT

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant	Na	0
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.40 And 41	6 M.W. Road	Plot No. 04 And 03	Plot No. 38
Actual on Site	Plot No.40 And 41	6 M.W. Road	Plot No. 04 And 03	Plot No. 38
Boundary	Yes			

Height Of Building(Above
Ground Level)

Flood Prone Area

Less than 15 meter

NDMA Details

Seismic Zone

4

CRZ

2

VALUATION AS PER GOVT. APPROVED RATES

Land/Build up/Saleable Area

1

Constructed Area:

0

Total Value ₹:

1

Land/Build up/Saleable Rate

1

Constructed Rate :

0

Floorwise Usage:

OPEN PLOT

VALUATION

Description

Area in Sq.Ft

Rate/Sq.Ft

Amount (R)

Landarea

935 ✓

1500

1402500

Carpet Area

822

0

0

Super Built Up/Sellable Area

1028

0

0

Other 1

1

0

0

Other 2

1

0

0

% Completion

0

TOTAL

1402500

% Recommended

0

Realizable Value:

1403000

Realizable Value In Words : Rupees Fourteen Lakh Three Thousand

Visited By:

Mr. Subhash Band

Visited on:

27-Sep-2026

Violations observed
(if any):

Remarks:

null | in this case we received documents 1) copy of draft of ats on name mr. kailas punamchand dhanwat, and mrs. bharati kailas dhanwat, from mr. babusingh devchand chungade and other documents, 2) copy of previous owner sale deed 848/2025, 3) na order issued by tahsildar gangapur ja.kra.2025/jama-1/naorder/kavi-940, pra.kra-78 dated on 07-08-2025, 4) layout approval ja.kra.vi.ni.pra/wсна/m.i.d.c./2079/2025 dated on 23-06-2025 issued by deputy planner spa midc regional office chh. sambhajinagar, 5) layout approved by 2079/2025 dated on 23-06-2025 issued by deputy planner and spa midc regional office, 6) plot area considered as per layout plan 7) built-up area considered as per udcpr norms considering fsi 1.1, 8) plot demarcated with the help of concrete poles

OMNI DOCS FILES

File Name

Latitude

Longitude

Go To Map

Entered By: Subhash Band

Recommended by:

Recommender's
Comment:

Entered On: 27-Sep-2026
Completion Status: Not Applicable-Land Loan

Approver Name: Ganesh Pawar

Designation: Technical Manager

Approver
Recommendation : RECOMMENDED

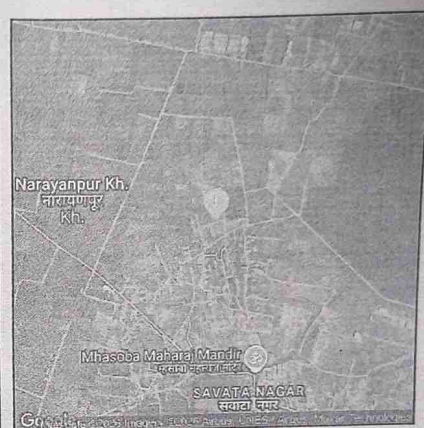
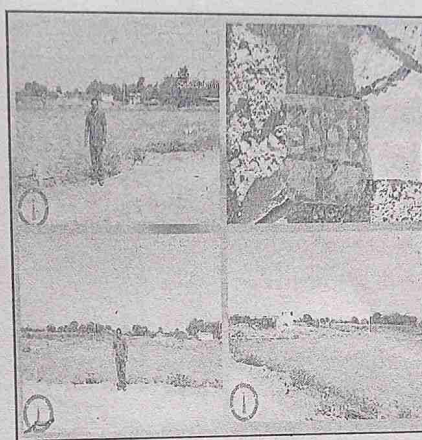
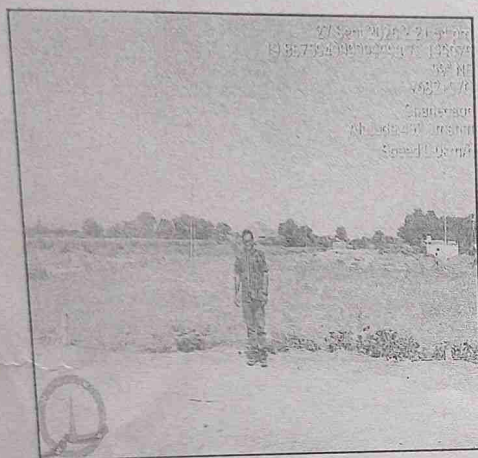
Conditional
Remark:

Approver ID: HF008008

Approved On : 27-Sep-2026

Approver's
Comment:

ok to proceed. the plot is marked with cement poles on-site. na order and layout received. the carpet area and built-up area mentioned as per permissible limit. the property is situated in developing area.



Longitude: 75.1990736111112

Latitude: 19.8675936111111

Image Taken 27-SEP-2026 14:21:54

Longitude: 75.1990736111112

Latitude: 19.8675936111111

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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