

Asset Valuation
INDIVIDUAL TECHNICAL REPORT

Request ID: HRQ-26-97204

Customer Name: Sandip Harishchandra Kangare

Product Name: HI - Prime HI - Home Purchase - Builder

Loan Property Type: REGULAR

Contact Name: Sandip Harishchandra Kangare

Application No.: 77000277425

Branch : (10147) AHMEDNAGAR

BSM/RM Name: Los_Channel

Visited User Type: In House

Mobile : 9011560005 9768688899

PROPERTY ADDRESS

Property Address: Row House No 6, Plot No 14/15/16/17/6, Sai Datta Row House Scheme, Next Brick Kiln, Near Bjp Office, Avdhut Nagar, Warulacha Maruti Road, At Nalegaon, Tal Dist Ahilyanagar (Ahmednagar)

Legal Address: Row House No 6, Plot No 14/15/16/17/6, Sai Datta Row House Scheme, Next Brick Kiln, Near Bjp Office, Avdhut Nagar, Warulacha Maruti Road, At Nalegaon, Tal Dist Ahilyanagar (Ahmednagar)

Location: H.O

City: Ahmednagar Pin Code 414001

State: Maharashtra Country India

Nearby Landmark: Next Brick Kiln, Avdhut Nagar, Warulacha

Collateral ID: I26ADR001-052571

PROPERTY DETAILS

Type Of Property: Row House

Approved Land Use: Residential

No of Floors: 1

Carpet Area Measured: No

Nature of Location: Urban

Green Housing: No

Report Condition: Property Visited Report Submitted

Plot Demarcated At Site: YES

Infrastructure Of The Surrounding Area: AVERAGE

Class Of Locality: Middle Class Area

Property Location: Municipal Corporation

Distance Travelled From Operating: 22

Distance from City Center Km: 2

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	1	1	1	HALL AND KITCHEN
First Floor	1		1	01 BEDROOM
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home)
Rcc Structure	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 24,25,26 And 27	6 Meter Wide Road	Plot No 14/15/16/17/5 (Row	Plot No 14/15/16/17/7 (Row
Actual on Site	Open Plot	Road	Row House No 5	Row House No 7
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	null	Land/Build up/Saleable Rate	null
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	1	Floorwise Usage:	

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	525	2500	1312500
Carpet Area	587	0	0
Super Built Up/Sellable Area	704	2200	1548800
Wall Compound	1	150000	150000
Other 2	1	0	0
% Completion	100	TOTAL	3011300
% Recommended	100	Realizable Value:	3011000

Realizable Value In Words : Rupees Thirty Lakh Eleven Thousand

Visited By: Mr. Dipak Gunjal

Visited on: 08-Jun-2026

Violations observed (if any):

Remarks:

null | /// documents 1) draft made between sandip harishchandra kangare and rahul ashok shelake, abhishek parsram kandeekar. 2) na order issued by tahsildar, ahmednagar, reg no kavi/jamin/a.v.a./sr/47/2020 dated 22/01/2021. 3) sanctioned layout issued by assistant director of town planning, municipal corporation, ahmednagar, approval no ddmcn/lf/2024/apl/00180, dated 12/03/2024. 4) commencement certificate issued by municipal corporation, ahilyanagar, permit no ddmcn/b/2025/apl/08785 dated 18/07/2025. 5) sanctioned building plan issued by municipal corporation, ahilyanagar certificate no ddmcn/b/2025/apl/08785 dated 18/07/2025. /// remark 1) plot area and built up area as per building plan is considered for the valuation. 2) the construction is recently completed.

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
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Entered By: Dipak Gunjal

Entered On: 09-Jun-2026

Recommended by:

Completion Status: Constructed

Recommender's
Comment:

Approver Name: Ganesh Pawar

Approver ID: HE008008

Designation: Technical Manager

Approved On : 09-Jun-2026

Approver
Recommendation : RECOMMENDED

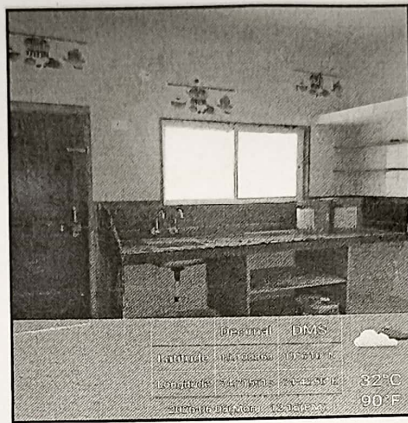
Conditional
Remark:

Approver's
Comment:

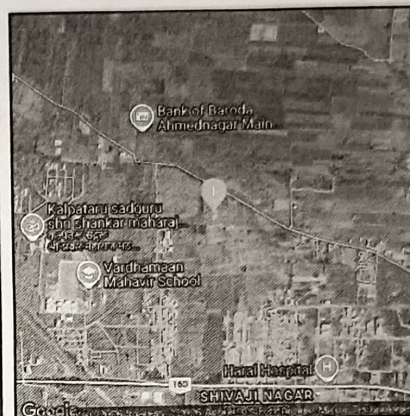
ok for builder purchase case. approved building plan and commencement certificate is received. as on date, construction work of property is completed. this is non apf builder purchase case, necessary approvals to be taken.



Longitude: 74.71545388888889
Latitude: 19.10297527777778
Image Taken NULL



Longitude: 74.71551527777778
Latitude: 19.102863055555556
Image Taken NULL



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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