



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152506	Application No.:	77000347594
Customer Name:	Sagar Manohar Wagh	Branch :	(10166) BULDHANA
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Sagar Manohar Wagh	Mobile :	8605595555 9898989890

PROPERTY ADDRESS

Property Address:	Row House No 2, Ground And First Floor, Plot No 20,Gut No 18, Gp Property No 1314, Mouje Malvihir,Near Hp Petrol Pump Infront Of Shubhkirti Lawn,Ashtvinayak Nagar Khamgaon Rd Tq/Dt Buldhana443001	Location:	Buldana H O		
		City:	Buldhana	Pin Code	443001
Legal Address:	Row House No 2, Ground And First Floor, Plot No 20, Gut No 18, Gp Property No 1314, Mouje Malvihir, Near Hp Petrol Pump Infront Of Shubhkirti Lawn Ashtvinayak Nagar Khamgaon Road Tq Dt Buldhana 443001	State:	Maharashtra	Country	India
		Nearby Landmark:	Near Hp Petrol Pump Infront Of Shubhkirti		
		Collateral ID:	I26BLD001-084198		

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Rural	Distance Travelled From Operating	10
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	2	1	1	1 BHK WITH WC BATH
First Floor	1	0	1	1 BED ROOM
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Sagar Manohar Wagh	05
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2024	Self	55

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Layout Road 7.5 M Wide	Shri Darda Land	Remaining Plot	Row House No 1
Actual on Site	Road	Shri Darda Land	Remaining Plot	Row House No 1
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	914	0	0
Carpet Area	751	0	0
Super Built Up/Sellable Area	939	4300	4037700
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4037700
% Recommended	100	Realizable Value:	4038000
Realizable Value In Words : Rupees Forty Lakh Thirty-Eight Thousand			

Visited By:	Mr. Akshay Dhanokar	Visited on:	08-Sep-2026
Violations observed (if any):			
Remarks:	null 1) resal house purchase case 2) 5 years old rcc ground plus 1 floor row house no 2 customer occupied proeprty. 2) we have received ats draft between sagar manohar wagh / monika sagar wagh and kusum shreekisan naikwade. 3) we have received seller sale deed in the name of kusum shreekisan naikwade of deed no. 4162 / 2022.4) we have received na order and layout map of mrc no. nap 34 / malvihir / 43 / 2012/13 dated 26/4/2013 approved by sdo buldhana. 5) we have received 7/12 extract in the name of kusum shreekisan naikwade of gut no. 18 /1/20. 6) we have received sanctioned bulding plan of tharav no. 5 dt. 24/3/2020 approved by gp. malvihir. 7) we have received completion certificate dt. 26/9/2020 from gp malvihir. 8) as per provided ats draft / seller sale deed undivided share of land is 84.88 sq. m. i e 913.64 sq. ft.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

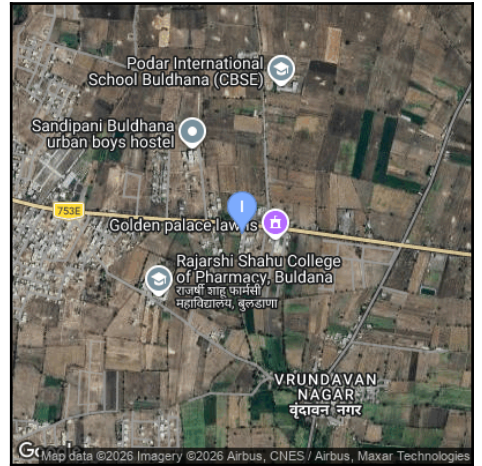
Entered By:	Akshay Dhanokar	Entered On:	08-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	09-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. na order and sanctioned layout plan from sdo along with building plan and oc from gp is received. age of property is 05 years.		



Longitude: 76.20968861111112
Latitude: 20.51705722222222
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Longitude: 76.20968861111112
Latitude: 20.51705722222222
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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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