



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-142098	Application No.:	77000339949
Customer Name:	Pushpak Ashok Gadekar	Branch :	(10019) JALGAON
Product Name:	Home Loan-BUILDER Purchase	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Pushpak Ashok Gadekar	Mobile :	8698448814 9662816684

PROPERTY ADDRESS

Property Address:	Plot No. 08, Gat No. 274,,Vijay Nagar, Near Soni Nagar, ,On Sawkheda Road,Pimprala Shivar, Tal. And Dist. Jalgaon.	Location:	Jalgaon Bazar		
		City:	Jalgaon	Pin Code	425001
		State:	Maharashtra	Country	India
Legal Address:	Plot No. 08, Gat No. 274, Vijay Nagar, Near Soni Nagar, On Sawkheda Road, Pimprala Shivar, Tal. And Dist. Jalgaon.	Nearby Landmark:	Near Soni Nagar, On Sawkheda Road		
		Collateral ID:	I26JLN001-077063		

PROPERTY DETAILS

Type Of Property:	Row House	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:	Yes	Property Location:	Municipal Corporation
Natute of Location:	Urban	Distance Travelled From Operating	14
Green Housing:	No	Distance from City Center Km:	6
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	2	1	1	1BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Barela	01
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2026	Watchman	59

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 07	Plot No. 09	Gat No. 275	09.00 M Road
Actual on Site	09.00 M Road	Gat No. 275	Plot No. 07	Plot No. 09
Boundary	No			

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:	THE SUBJECT PROPERTY

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	612	1000	612000
Carpet Area	350	0	0
Super Built Up/Sellable Area	420	2000	840000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1452000
% Recommended	100	Realizable Value:	1452000

Realizable Value In Words : Rupees Fourteen Lakh Fifty-Two Thousand

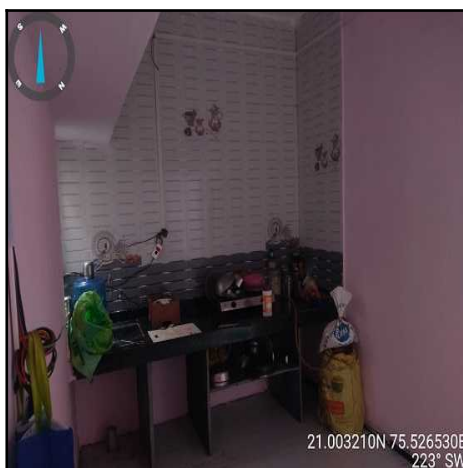
Visited By:	Mr. Kalpesh Patil	Visited on:	19-Aug-2026
Violations observed (if any):			
Remarks:	null provided the copy of draft agreement to sale on the name of pushpak ashok gadekar and archana pushpak gadekar, builder sale deed on the name of balaprasad sureshchandra darak and kajal sureshchandra darak having doc. no. 4606/2024, approved layout by adtp, jalgaon, approved building plan no. ddmcj/b/2025/apl/05976 dated 19/05/2025 by municipal corporation jalgaon, commencement certificate no. ddmcj/b/2025/apl/05976 dated 19/05/2025 by municipal corporation jalgaon, na order no. sr/106/2021 by tahsildar jalgaon for valuation. the land area and built up area is taken as per provided draft agreement to sale and approved building plan for valuation calculation. as per site built up area is more than approved building plan. as per approved plan four boundary is mismatch. as per draft agreement to sale, layout and site boundary is match.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

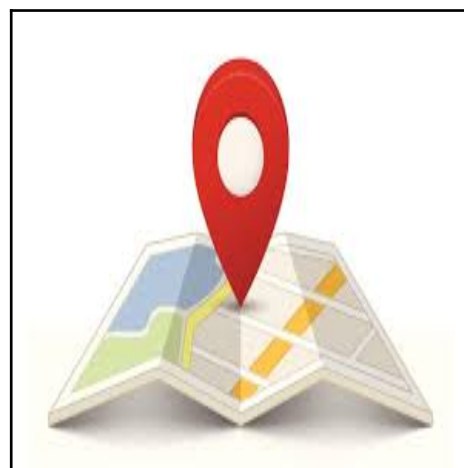
Entered By:	Kalpesh Patil	Entered On:	19-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	19-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. currently, the subject property is occupied by the watchman. the four boundaries do not align with the site details, an indemnity cum declaration to be obtained regarding the actual four boundaries. a necessary approvals to be taken for non-apf case.		



Longitude: 75.5265911111112
Latitude: 21.003176944444444
Image Taken 19-AUG-2026 16:51:36



Longitude: 75.52652944444445
Latitude: 21.00321027777778
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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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