



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-133006	Application No.:	77000327109
Customer Name:	Kantilal Lasaram Bhati	Branch :	(10053) AURANGABAD
Product Name:	Nhl - Rnhl - Lap Commercial - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	RENTED	Visited User Type:	In House
Contact Name:	Kantilal Lasaram Bhati	Mobile :	9890818868 8999936819

PROPERTY ADDRESS

Property Address:	G.P. Milkat No. 1475, Plot No.01, Gat No.100,Behind Trends Showroom Near Raj Residency, ,Pandurang Nagar, At Satara Tal And Dist.,Chh. Sambhaji Nagar (Aurangabad)	Location:	Aurangabad H.O
Legal Address:	G.P. Milkat No. 1475, Plot No.01, Gat No.100, Behind Trends Showroom Near Raj Residency, Pandurang Nagar, At Satara Tal And Dist. Chh. Sambhaji Nagar (Aurangabad)	City:	Aurangabad Pin Code 431001
		State:	Maharashtra Country India
		Nearby Landmark:	Behind Trends Showroom Near Raj
		Collateral ID:	I26AUR001-080467

PROPERTY DETAILS

Type Of Property:	Commercial Premise	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Developed
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	20
Green Housing:	No	Distance from City Center Km:	10
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 SHOP 1 CABIN 1 KITCHEN USED AS LAB
First Floor	2	1	1	1 STORE ROOM 1 FILTER UNIT 1 KITCHEN
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenant	8
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2026	Tenant	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	6 M.W. Road	Gut No.100 Land	6 M.W. Road	Plot No.02
Actual on Site	6 M.W. Road	Adj. House	6 M.W. Road	Plot No.02
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	4
Flood Prone Area	No	CRZ	2

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:	TOTAL PROPERTY WAS

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1393	3600	5014800
Carpet Area	1433	0	0
Super Built Up/Sellable Area	1720	1600	2752000
Other 1	0	0	0
Other 2	0	0	0
% Completion	100	TOTAL	7766800
% Recommended	100	Realizable Value:	7767000

Realizable Value In Words : Rupees Seventy-Seven Lakh Sixty-Seven Thousand

Visited By:	Mr. Subhash Band	Visited on:	26-Aug-2026
Violations observed (if any):			
Remarks:	null in this case we received documents are 1) sale deed on name of mr. kantilal lalaji baheti reg vide no.640/2005, 2) gunthewari reguralization certificate issued by c.s.m.c. 2874/204-2025 dated on 14-02-2025, 3) gunthewari reguralization building plan issued by c.s.m.c 2874 dated on 14-02-2025, 4) 7/12 extract dated on 03-06-2014 on name of kantilala lalaji baheti, 5) plot area and built-up area considered from gunthewari plan 6) as per site some internal changes observed 7) provided plan is of residential but property is used as water filter plan change of usage is observed 8) property is shown by mr. baheti 9) property vacant from more than 1 year// case review for product correction // case is reviwed to change occupancy status of property as revisit observation		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Subhash Band	Entered On:	27-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	27-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the gunthewari regularization certificate, gunthewari regularization plan, and extract 7/12 received. the plot area and bua as per gunthewari regularization plan is considered for valuation. the property is utilized for a water filtration plant, serving commercial and residential purposes. the maximum area has been utilized for the commercial purpose hence the property is categorised under commercial.		



Longitude: 75.34516111111111
Latitude: 19.846515555555555
Image Taken 26-AUG-2026 16:57:44



Longitude: 75.34516111111111
Latitude: 19.846515555555555
Image Taken



DECLARATION

I/We herby 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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