


INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-153614	Application No.:	77000351252
Customer Name:	Rutik Santosh Bhat	Branch :	(10036) SOLAPUR
Product Name:	HI - RHI - Plot + Construction - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Rutik Santosh Bhat	Mobile :	8055109752 9168429092

PROPERTY ADDRESS

Property Address:	Plot No 210 Plus 211/35 Heritage Manidhan Empire, S No 145/2a, 145/2b/2b/2(Part), 146/2b, 146/2b, 146/1b1, 146/2a/2(Part) Akalkot Road Kasabe Solapur Taluka North Solapur District Solapur	Location:	Midc (Solapur)
Legal Address:	Plot No 210 Plus 211/35 Heritage Manidhan Empire S No 145/2a, 145/2b/2b/2(Part), 146/2b, 146/2b, 146/1b1, 146/2a/2(Part) Akalkot Road Kasabe Solapur Taluka North Solapur District Solapur	City:	Solapur
		State:	Maharashtra
		Nearby Landmark:	Near Faiz Hospital
		Collateral ID:	I26SUR006-086141
		Pin Code:	413006
		Country:	India

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	259
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
Second Floor				
Other1				
Other2				
Ground Floor				

Good	NA	Na	60
------	----	----	----

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 210 Plus 211/42	9 M Road	Plot No. 210 Plus 211/36	Plot No. 210 Plus 211/34
Actual on Site	Plot No. 210 Plus 211/42	Road	Plot No. 210 Plus 211/36	Plot No. 210 Plus 211/34
Boundary	Yes			

HRQ-26-153614,77000351252

Page -1-

NDMA Details

Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
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:	OPEN PLOT

VALUATION

Description	Area in Sq Ft	Rate/Sq Ft	Amount (R)
Landarea	1177	3000	3531000
Carpet Area	981	0	0
Super Built Up/Sellable Area	1177	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	3531000
% Recommended	0	Realizable Value:	3531000

Realizable Value In Words : Rupees Thirty-Five Lakh Thirty-One Thousand

Height of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
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:	OPEN PLOT

VALUATION

Description	Area In Sq.Ft	Rate/Sq Ft	Amount (R)
Landarea	1177	3000	3531000
Carpet Area	981	0	0
Super Built Up/Sellable Area	1177	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	3531000
% Recommended	0		3531000
		Realizable Value:	3531000
Realizable Value In Words : Rupees Thirty-Five Lakh Thirty-One Thousand			

Visited By:	Patwardhan Consultants Pvt Ltd_Hfc	Visited on:	11-Sep-2026
Violations observed (if any):	No		

Remarks: null | 1 this h/ rhl plot plus construction resale case 2 plot area as per index ii and proposed bua consider as per 1 fsl 3 document referred. a. draft agreement in between first party ganesh sakharam kadam and second party mr. anish santosh bhat and rutik santosh bhat b. seller index I no. 2260/2021, dated 17/06/2021, solapur north 2. c. solapur municipal council layout plan no 2020/02 and date 06/05/20 d. na order certificate no. rb/ws/iii-Q/1363, dated 30/04/1975. 5. technical visit done by mr. omkar. 6 latitude 17.669149, longitude 75.947631. 7. as per site inspection said property is identified with the help of local enquiry and provided document

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
-----------	----------	-----------	-----------