



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-157050	Application No:	77000300668
Customer Name:	Anil Shivanand Patil		(10036) SOLAPUR
Product Name:	HI - Rhl - Self Construction - Under Construction Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Anil Shivanand Patil	Mobile :	7972123166 9604176794

PROPERTY ADDRESS

Property Address:	Plot No D 37 S No 6/A/7/8/1aMahesh Thobade Nagar At Shelagi Taluka N Solapur District Solapur	Location:	Midc (Sholapur)
		City:	Solapur Pin Code 413006
		State:	Maharashtra Country India
Legal Address:	Plot No D 37 S No 6/A/7/8/1a Mahesh Thobade Nagar At Shelagi Taluka N Solapur District Solapur	Nearby Landmark:	Near Shelgi Police Station
		Collateral ID:	126SUR006-059833

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Material at site:		Distance Travelled From Operating Office:	12
Nature of Location:	Urban	Distance from City Center Km:	6
Green Housing:	Yes	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	2	1	1	1 BHK RESIDENTIAL PROPOSED
First Floor	3		1	3 BED ROOMS AND WAITING AREA
Second Floor	1		1	1 ROOM 1 TOILET RESIDENTIAL PROPOSED
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
	Underconstruction		
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No D 52	Plot No D 36	Road And Plot No D 38	S No 8/6
Actual on Site	Plot No D 52	Plot No D 36	Road And Plot No D 38	S No 8/6
Boundary	Yes			

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:

0

Constructed Rate:

0

Realizable ₹ :

1

VALUATION DETAILS

Description

Area in Sq. Ft

Rate per Sq.Ft

Amount(R)

Land

1344

2600

3494400

(A)

Construction

2224

1800

4003200

(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION

RATE

QUANTITY

AMOUNT

Desc 2

0

0

0

Desc 3

0

0

0

Desc 4

0

0

0

Desc 5

0

0

0

Desc 6

0

0

0

Desc 7

0

0

0

Desc 8

0

0

0

Desc 9

0

0

0

Desc 10

0

0

0

Desc 11

0

0

0

Desc 12

0

0

0

Desc 1

0

0

0

Value As On Date:

5095680

Value of extra Amenities

0

% Completion

40

Amenities %Completion

0

% Recommended

40

Amenities %Recommendation

0

Reliazable value:

7497600

Realizable value Round Off:

7498000

Realizable Value In Words:

Seventy-Four Lakh Ninety-Eight Thousand

Visited By:

Mourya Concepts Opc Pune_Hfc

Visited on:

12-Sep-2026

Violations observed

(if any):

Remarks:

null | 1) this is hl rhl self construction under construction case 2) subject property is ground plus 2 floors residential bungalow 3) we have received copy of sale deed with ref no 2553/2022 dated 13/05/2022 between sima anil patil and mahesh thobade with 5 others 4) copy of na order with ref no lna/sr/57/12 dated 25/07/2012 issued by collector solapur 5) copy of final layout plan with ref no 14/40 dated 16/06/2014 issued by mc solapur 6) copy of cc and digitally signed building plan with ref no ddmcs/b/2026/apl/11888 dated 18/03/2026 issued by mc solapur 7) copy of estimate by shoeb nadaf 8) as per site visit slab formwork is in progress

OMNI DOCS FILES

File Name

Latitude

Longitude

Go To Map

WHATSAPP IMAGE 2026-09-11 AT 5.06.19 PM.JPEG

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WHATSAPP IMAGE 2026-09-11 AT 5.06.20 PM.JPEG

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WHATSAPP IMAGE 2026-09-11 AT 5.06.22 PM (1).JPEG

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WHATSAPP IMAGE 2026-09-11 AT 5.06.22 PM (2).JPEG

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File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-11 AT 5.06.24 PM.JPG	NULL	NULL	

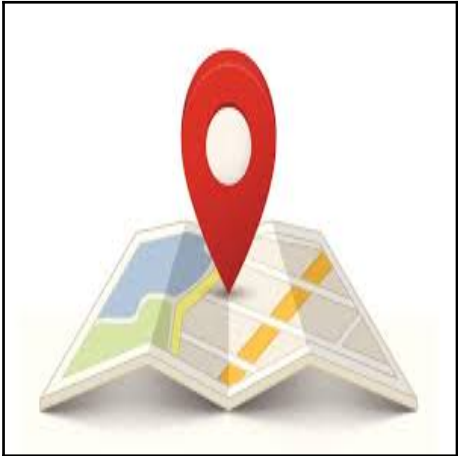
Entered By:	Mourya Concepts Opc Pune_	Entered On:	12-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
App Designation:	Technical Manager	Approved On:	14-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 75.936482
Latitude: 17.695554
Image Taken 12-SEP-2026 09:29:58



Longitude: 75.936482
Latitude: 17.695554
Image Taken 12-SEP-2026 09:30:10



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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