


Asset Valuation
INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-147847	Application No.:	77000327010
Customer Name:	Aniket Subhash Trimbake	Branch :	(10053) AURANGABAD
Product Name:	HI - RHI - Plot + Construction - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Aniket Subhash Trimbake	Mobile :	8830678406 8600066908

PROPERTY ADDRESS

Property Address:	Plot No.25, Aric Park, Gat No. 88 Part, Behind ,Defence Career Institute, At Deolai, Tal And Dist.,Chh.Sambhajinagar (Aurangabad)	Location:	Aurangabad H.O
		City:	Aurangabad Pin Code 431001
		State:	Maharashtra Country India
Legal Address:	Plot No.25, Aric Park, Gat No. 88 Part, Behind Defence Career Institute, At Deolai, Tal And Dist. Chh.Sambhajinagar (Aurangabad)	Nearby Landmark:	Behind Defence Career Institute.
		Collateral ID:	I26AUR001-081119

PROPERTY DETAILS

Type Of Property:	Bungalow	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	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
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor	2	1	1	PRAPOSED 1 BHK WITH WC BATH
Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home	
Rcc Structure	Vacant	Na	0	
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property	
Good	NA	Na	60	

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No.24	Plot No.26	Shambhuraje Park From Gat	6 M.W. Road
Actual on Site	Plot No.24	Plot No.26	Shambhuraje Park From Gat	6 M.W. Road
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:	

VALUATION

Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	806	3500	2821000
Carpet Area	669	0	0
Super Built Up/Sellable Area	803	1800	1445400
Other 1	1	0	0
Other 2	1	0	0
% Completion	0		
% Recommended	0		
		TOTAL	4266400
		Realizable Value:	4266000

Realizable Value In Words : Rupees Forty-Two Lakh Sixty-Six 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) draft of ats on name of mr. aniket subhash trimbake from mr. mohammad esak gulab patel, 2) copy of final layout permission issued by c.s.m.c. ddmcb-25-139506 dated on 20-02-2026 along with approved layout plan issued by c.s.m.c. 3) previous sale deed reg vide no.1699/1996, 4) mojini nakasha (not clearly redable), 5) 7/12 extract having pu id 15843355229, 4) na order ja.kra. 2025/na/42-k/cr-226 dated on 24-12-2025, 5) building plan provided by ashok waghmare consulting engineer reg no. state/r/2024/apl/14927, 6) plot area considered as per layout plan, 6) built-up area considered from provided building plan which is within limit of fsi norms of udcpr, 7) plot is demarcated by with the help of concrete poles, // note provided building plan need to be sanctioned before releasing first construction trench

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
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Entered By: Subhash Band

Entered On: 28-Aug-2026

Recommended by:

Completion Status: Not Applicable-Land Loan

Recommender's
Comment:

Approver Name: Ganesh Pawar

Approver ID: HE008008

Designation: Technical Manager

Approved On: 28-Aug-2026

Approver
Recommendation: RECOMMENDED

Conditional
Remark:

Approver's
Comment:

ok to proceed, the plot is marked with small cement poles, the layout, extract 7/12, no order, engineer building plan and estimate received, as on date, construction work is yet to commence on site, a sanctioned building plan required before funding for construction purpose, the property is located in developing area.



Longitude: 75.35733027777778

Latitude: 19.840473055555556

Image Taken



Longitude: 75.35733027777778

Latitude: 19.840473055555556

Image Taken 26-AUG-2026 17:05:21



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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