



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-141834	Application No.:	77000339164
Customer Name:	Bhavesh Pradeep Bhavsar	Branch :	(10019) JALGAON
Product Name:	HI - Ag Regular - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	In House
Contact Name:	Bhavesh Pradeep Bhavsar	Mobile :	7038619056 9021079207

PROPERTY ADDRESS

Property Address:	North Side Middle Part Of Plot No. 11(East Part), ,Cts No. 3343/11(North Side Middle Part), ,Survey No. 115/1/A/1 And 115/1/A/2, Gopal Pura, ,At Jalgaon, Tal. And Dist. Jalgaon.	Location:	Jalgaon Bazar
Legal Address:	North Side Middle Part Of Plot No. 11(East Part), Cts No. 3343/11(North Side Middle Part), Survey No. 115/1/A/1 And 115/1/A/2, Gopal Pura, Near Ichhapururti Mahadev Temple, On Old Khedi Road, At Jalgaon, Tal. And Dist. Jalgaon.	City:	Jalgaon
		Pin Code	425001
		State:	Maharashtra
		Country	India
		Nearby Landmark:	Near Ichhapururti Mahadev Temple, On Old
		Collateral ID:	I26JLN001-087599

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	4
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	1	1	1	1 HALL WITH KITCHEN ATTACHED
Second Floor				
Other1				
Other2				
Ground Floor	1	1	1	1RK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Load Bearing	Occupied	Mrs. Kokilabai Shamrao Patil	20
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2007	Seller	30

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Usage Part Of Cts No.	Part Of Cts No. 3343/11	Part Of Cts Of Jagannath	Part Of Cts No. 3343/11
Actual on Site	10 Ft Usage Of Cts No.	Part Of Cts No. 3343/11	Part Of Cts Of 3343/11 Then	Part Of Cts No. 3343/11
Boundary	Yes			

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	345	2550	879750
Carpet Area	291	0	0
Super Built Up/Sellable Area	350	1200	420000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1299750
% Recommended	100	Realizable Value:	1300000
Realizable Value In Words : Rupees Thirteen Lakh			

Visited By:	Mr. Kalpesh Patil	Visited on:	20-Aug-2026
Violations observed (if any):			
Remarks:	null provided the copy of draft agreement to sale on the name of kalpana pradip bhavsar and bhavesh pradip bhavsar, seller sale deed on the name of kokilabai shamrao patil having doc. no. 2957/2006, layout approved by adtp jalgaon, engineer building plan, na order no. land/102001/sr/113/2001 by collector jalgaon, cts extract pu id - 50290332240 for valuation. the land area and built up area is taken as per provided draft agreement to sale and engineer building plan for valuation calculation. case is review for valuation.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

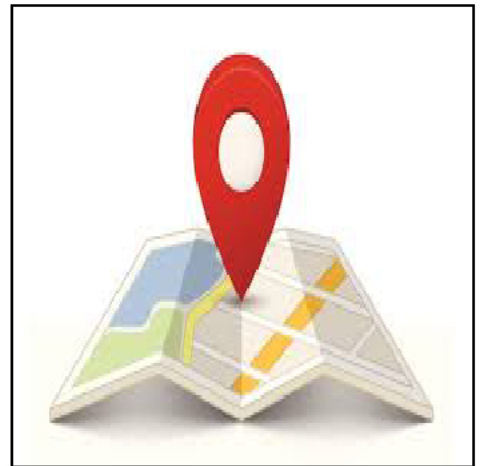
Entered By:	Kalpesh Patil	Entered On:	18-Sep-2026
Recommended by:	Ganesh Pawar	Completion Status:	Constructed
Recommender's Comment:	Ok To Proceed Under Ag. This Is Resale Purchase Case. The Na Order, Layout, Engineer Building Plan, And Cts Extract Received. The Property Is 20 Years Old. The Property Is Located In Developed Area And Within Municipal Corporation Limit. The Report Is Reviewed To Update As Per Market Rate References		
Approver Name:	Pravin Pagar	Approver ID:	HE016031
Designation:	Regional Technical Manager	Approved On :	18-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 75.57798055555556
Latitude: 21.012266666666665
Image Taken 20-AUG-2026 17:33:16



Longitude: 75.57770277777777
Latitude: 21.013143333333332
Image Taken 20-AUG-2026 17:21:10



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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