



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-151806	Application No.:	77000347289
Customer Name:	Sagar Madhukar Jagdale	Branch :	(10019) JALGAON
Product Name:	HI - Ag Premium - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	In House
Contact Name:	Sagar Madhukar Jagdale	Mobile :	9923463942 9834057704

PROPERTY ADDRESS

Property Address:	West North Corner Of Plot No. 11, Gat No. 88, ,Tilak Nagar, Near Pratik Classes, ,Back Side Of Gujral Petrol Pump,Nimkhedi Kh. Shivar, Tal. And Dist. Jalgaon.	Location:	Jalgaon Bazar		
		City:	Jalgaon	Pin Code	425001
		State:	Maharashtra	Country	India
Legal Address:	West North Corner Of Plot No. 11, Gat No. 88, Tilak Nagar, Near Pratik Classes, Back Side Of Gujral Petrol Pump, Nimkhedi Kh. Shivar, Tal. And Dist. Jalgaon.	Nearby Landmark:	Near Pratik Classes, Back Side Of Gujral		
		Collateral ID:	I26JLN001-083360		

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:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	160
Green Housing:	No	Distance from City Center Km:	6
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
First Floor				
Other1				
Other2				
Ground Floor	2	1	1	1BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Load Bearing	Vacant	Na	24
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	26

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Part Of Plot No. 11 For Usage	Plot No. 12	Gat No. 80	Part Of Plot No. 11
Actual on Site	Part Of Plot No. 11 For Usage	Plot No. 12	Gat No. 80	Part Of Plot No. 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	1201	1800	2161800
Carpet Area	360	0	0
Super Built Up/Sellable Area	433	1000	433000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2594800
% Recommended	100	Realizable Value:	2595000
Realizable Value In Words : Rupees Twenty-Five Lakh Ninety-Five Thousand			

Visited By:	Mr. Kalpesh Patil	Visited on:	04-Sep-2026
Violations observed (if any):			
Remarks:	null provided the copy of draft agreement to sale on the name of sagar madhukar jagdale and kavita sagar jagdale, seller sale deed on the name of manorama sudhakar mali having doc. no. 7370/2011, approved building plan no. 0410 dated 06/07/2011 by municipal corporation jalgaon, completion certificate no. 0410 dated 06/07/2011 by municipal corporation jalgaon, commencement certificate no. 2439 dated 31/12/2002 by municipal council jalgaon, na order no. rb/lna/sr/10/81 by collector, jalgaon, latest 7/12 extract for valuation. the land area and built up area is taken as per provided draft agreement to sale and approved building plan for valuation calculation. as per site observation usage of property in marginal space and this marginal space land is owned by our seller sale will be purchase by application. land area of property is 982 sqft and marginal space land area is 219 sqft. property is recently vacant by tenant.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

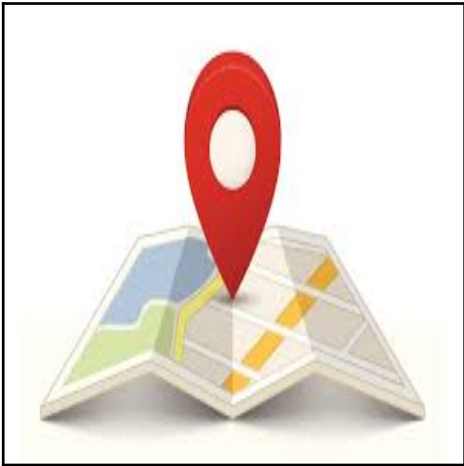
Entered By:	Kalpesh Patil	Entered On:	05-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	05-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is resale purchase case. the property is 24 years old. building plan, commencement, and completion certificate issued by jmc. the plot area as per deed and built-up area as per approved building plan is considered for the valuation. the property is recently vacated.		



Longitude: 75.53857666666667
Latitude: 21.019359444444444
Image Taken 04-SEP-2026 13:26:07



Longitude: 75.53841555555556
Latitude: 21.019445833333332
Image Taken 04-SEP-2026 13:20:09



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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