



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-172313	Application No.:	77000371194
Customer Name:	Yogirajendra Basavraj Bhimade	Branch :	(10036) SOLAPUR
Product Name:	Nhl - Rnhl - Lap Residential - Bt + Top Up	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Yogirajendra Basavraj Bhimade	Mobile :	9730314115 9922364257

PROPERTY ADDRESS

Property Address:	House No 308 Cts No 329,At South Kasba,Tal North Solapur And Dist Solapur	Location:	Sholapur City
		City:	Solapur Pin Code 413007
		State:	Maharashtra Country India
Legal Address:	House No 308 Cts No 329 At South Kasba Tal North Solapur And Dist Solapur	Nearby Landmark:	Near Datta Chowk And Anand Milk Dairy
		Collateral ID:	I26SUR007-096320

PROPERTY DETAILS

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

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	2	1	1	1 BHK WC/BATH RESIDENTIAL
Second Floor				
Other1				
Other2				
Ground Floor	7			6 ROOMS 1 SHOP COMMERCIAL

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Load Bearing	Occupied	Yogirajendra Basavraj Bhimade	56
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good		Self	4

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Road	Road	Cts No 342/A And 342/B	Road
Actual on Site	Road	Road	Adjacent Property	Road
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
Flood Prone Area	No	CRZ	1

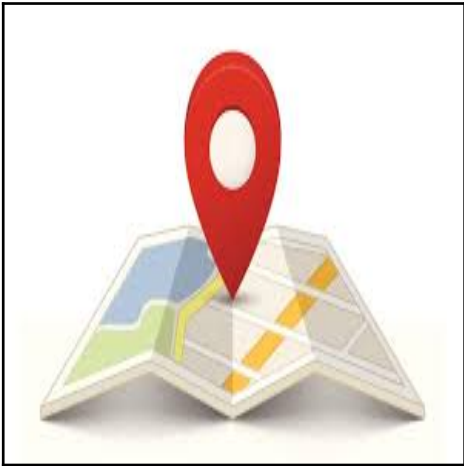
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1539	7000	10773000
Carpet Area	1273	0	0
Super Built Up/Sellable Area	1527	800	1221600
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	11994600
% Recommended	100	Realizable Value:	11995000
Realizable Value In Words : Rupees One Crore Nineteen Lakh Ninety-Five Thousand			

Visited By:	Mourya Concepts Opc Pune_Hfc	Visited on:	12-Oct-2026
Violations observed (if any):			
Remarks:	null 1)this is nhl rnhl lap residential bt top up case 2) subject property is residential cum commercial ground plus 1st floor building 3) documents provided a) copy of sale deed between mr basavraj nagnath bhimade and mr kantilal sonaji jain ref no 3629/2002 dated 13/08/2002 b) copy of cts map dated 12/11/2025 issued by city survey office solapur c) copy of property card with tenure a d) copy of building plan by boddu g s 4) plot area as per documents and as per actual site is 1539 sqft 5) bua as per building plan is gf 987 sqft and ff 657 sqft total of 1644 sqft and as per actual site is gf 987 sqft and ff 540 sqft total of 1527 sqft least bua is considered 6) the building is old so the value has been considered on the lower side		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-10-10 AT 1.11.19 PM.JPEG	NULL	NULL	
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Entered By:	Mourya Concepts Opc Pune_	Entered On:	12-Oct-2026
Recommended by:	Pranav Purohit	Completion Status:	Constructed
Recommender's Comment:	Recommended For Approval. Structural Stability Report To Be Documented.		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	12-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved. residual age is 4 years please note. value is in line with market.		



Longitude: 75.906661
Latitude: 17.676671000000002
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Longitude: 75.906661
Latitude: 17.676671000000002
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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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