



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-163959	Application No.:	77000360166
Customer Name:	Sanjay Sukhdev Mehetre	Branch :	(10166) BULDHANA
Product Name:	Nhl - Micro Lap - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Sanjay Sukhdev Mehetre	Mobile :	8805518885 9765050912

PROPERTY ADDRESS

Property Address:	Survey No 125/6, Ward No 13, Malmatta No 13/276, Kasbe Chikhali Bhag-1, Walmiki Nagar Near ,Ram Mandir Tah Chikhali Dist Buldhana 443201	Location:	Chikhli Buldana
		City:	Buldhana Pin Code 443201
		State:	Maharashtra Country India
Legal Address:	Survey No 125/6, Ward No 13, Malmatta No 13/276, Kasbe Chikhali Bhag-1, Walmiki Nagar Near Ram Mandir Tah Chikhali Dist Buldhana 443201	Nearby Landmark:	Walmiki Nagar Near Ram Mandir
		Collateral ID:	I26BLD201-091244

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Rural	Distance Travelled From Operating	46
Green Housing:	No	Distance from City Center Km:	23
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	2			2 ROOMS GI SHEET ROOFING
Second Floor				
Other1				
Other2				
Ground Floor	3	1	1	2BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Shree Mehetre	10
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2016	Self	50

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Laddha Property	Ghisharam Dandhore	30 Ft Wide Road	Bharat Mehetre Property
Actual on Site	Open Plot Of Rajesh Laddha	Ghisharam Dandhore	Road	House Of Sharad Mehetre
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:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1076	3200	3443200
Carpet Area	672	0	0
Super Built Up/Sellable Area	840	1800	1512000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4955200
% Recommended	100	Realizable Value:	4955000
Realizable Value In Words : Rupees Forty-Nine Lakh Fifty-Five Thousand			

Visited By:	Reckoner Technical Service Private Limited_Hfc	Visited on:	25-Sep-2026
Violations observed (if any):			

Remarks:	null 1. this is micro lap residential case 2. said property is g plus one structure, presently self occupied 3. documents provided includes copy of draft gift deed in the name of shobha sukhdeo mehetre, tax assessment sheet of nagar parishad chikhali, 7/12 extract in the name of sanjay sukhdeo mehetre, gunthewari development regularization certificate of nagar parishad chikhali dated on 22/08/2025, building plan of architect 4. plot area in valuation is taken from 7/12 extract and guntewari certificate 5. bua is taken from architect building plan. 6. ff is constructed with gi sheet roofing, same is not considered in valuation.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

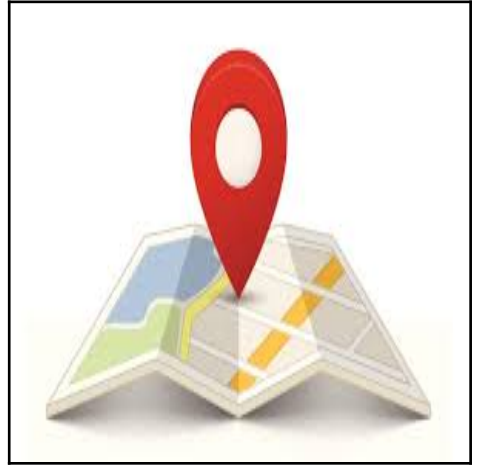
Entered By:	Ashish Kedar	Entered On:	26-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	26-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under micro lap. tax assessment, extract 7/12, gunthewari regularization certificate, and architect building plan received. the plot area as per gunthewari regularization certificate and built-up area within the permissible limit is considered for the valuation. a load bearing g.i. sheet roofing structure observed on 01st floor, the construction area of the same is excluded from calculations.		



Longitude: 76.25058888888888
Latitude: 20.345878888888887
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Longitude: 76.25058888888888
Latitude: 20.345878888888887
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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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