



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-163961	Application No.:	77000338068
Customer Name:	Prakash Shirang Jadhav	Branch :	(10034) SATARA
Product Name:	Apna Ghar - HI + Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Prakash Shirang Jadhav	Mobile :	9594041476 9960849904

PROPERTY ADDRESS

Property Address:	Plot No 6 Rs No 52/2,At Mouje Shahapur Tal Dist Satara	Location:	Satara City
		City:	Satara Pin Code 415002
		State:	Maharashtra Country India
Legal Address:	Plot No 6 Rs No 52/2 At Mouje Shahapur Tal Dist Satara	Nearby Landmark:	Near Kids World English School
		Collateral ID:	I26SRA002-081542

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Underconstruction		0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	9 Mtr Wide Road	Plot No 5	S No 52/5	9 Mtr Wide Road
Actual on Site	Road	Open Plot	Open Plot	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	1197	450	538650
Carpet Area	561	0	0
Super Built Up/Sellable Area	673	1800	1211400
Other 1	1	0	0
Other 2	1	0	0
% Completion	30	TOTAL	1750050
% Recommended	30	Realizable Value:	1750000
Realizable Value In Words : Rupees Seventeen Lakh Fifty Thousand			

Visited By:	Mourya Concepts Opc Pune_Hfc	Visited on:	22-Sep-2026
Violations observed (if any):			
Remarks:	null 1) this is apna ghar hl plus construction case 2) subject property is under construction residential building 3) we have received copy of sale deed between mr baban ghanavat and others and mrs meena prakash jadhav mr prakash shrirang jadhav ref no 2280/2019 dated 20/06/2019 4) copy of na order ref no sr/54/2016 dated 05/04/2017 issued by sub divisional office satara 5) copy of 7/12 extract 6) copy of building plan and construction estimate by walimbe lohar and associates 7) plot area as per sale deed and as per actual site is 1197 sqft same is considered 8) bua as per building plan and as per actual site is gf 673 sqft same is considered 9) building is under construction as per site plinth level work is completed 10) surrounding development is 30-35 percent		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-22 AT 4.24.31 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-22 AT 4.24.21 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-22 AT 4.24.24 PM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-22 AT 4.24.28 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-22 AT 4.24.28 PM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-22 AT 4.24.31 PM.JPEG			
WHATSAPP IMAGE 2026-09-22 AT 4.24.22 PM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-22 AT 4.24.24 PM (1).JPEG			
WHATSAPP IMAGE 2026-09-22 AT 4.24.27 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-22 AT 4.24.31 PM (2).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-22 AT 4.24.30 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-22 AT 4.24.16 PM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-22 AT 4.24.24 PM.JPEG			

File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-22 AT 4.24.19 PM (1).JPEG	NULL	NULL	

Entered By:	Mourya Concepts Opc Pune_	Entered On:	22-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	22-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 73.978861
Latitude: 17.656610999999998
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Longitude: 73.978861
Latitude: 17.656610999999998
Image Taken 22-SEP-2026 17:27:56

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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