



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                         |                    |                       |
|---------------------|-------------------------|--------------------|-----------------------|
| Request ID:         | HRQ-26-120245           | Application No.:   | 77000315579           |
| Customer Name:      | Vinod Mohan Bagade      | Branch :           | (10053) AURANGABAD    |
| Product Name:       | Balance Transfer+Top-Up | BSM/RM Name:       | Los_Channel           |
| Loan Property Type: | REGULAR                 | Visited User Type: | In House              |
| Contact Name:       | Vinod Mohan Bagade      | Mobile :           | 8208271567 8888334886 |

### PROPERTY ADDRESS

|                   |                                                                                                                                                            |                  |                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------|
| Property Address: | Row House No. 01, Plot No.105 And 106 Part, Near, Mahadev Mandir, Gat No. 181, Mahalaxmi Colony At ,Satara, Tal And Dist. Chh. Sambhajinagar ,(Aurangabad) | Location:        | Aurangabad H.O             |
|                   |                                                                                                                                                            | City:            | Aurangabad Pin Code 431001 |
|                   |                                                                                                                                                            | State:           | Maharashtra Country India  |
| Legal Address:    | Row House No. 01, Plot No.105 And 106 Part, Near Mahadev Mandir, Gat No. 181, Mahalaxmi Colony At Satara, Tal And Dist. Chh.Sambhajinagar (Aurangabad)     | Nearby Landmark: | Near Mahadev Mandir,       |
|                   |                                                                                                                                                            | Collateral ID:   | I26AUR001-067083           |

### PROPERTY DETAILS

|                       |                                   |                                         |                       |
|-----------------------|-----------------------------------|-----------------------------------------|-----------------------|
| Type Of Property:     | Row House                         | Plot Demarcated At Site:                | YES                   |
| Approved Land Use:    | Residential                       | Infrastructure Of The Surrounding Area: | AVERAGE               |
| No of Floors:         | 1                                 | Class Of Locality:                      | Middle Class Area     |
| Carpet Area Measured: | No                                | Property Location:                      | Municipal Corporation |
| Nature of Location:   | Urban                             | Distance Travelled From Operating       | 20                    |
| Green Housing:        | No                                | Distance from City Center Km:           | 10                    |
| Report Condition:     | Property Visited Report Submitted |                                         |                       |

### UNIT DETAILS

| Details      | No. of Rooms | No. of Kitchens | No of Bathrooms | Usages & Remark         |
|--------------|--------------|-----------------|-----------------|-------------------------|
| Ground Floor | 1            | 1               | 1               | 1 HALL AND KITCHEN      |
| First Floor  | 2            |                 | 1               | 2 BED ROOM WITH WC BATH |
| Second Floor |              |                 |                 |                         |
| Other1       |              |                 |                 |                         |
| Other2       |              |                 |                 |                         |

| Structure         | Occupancy Status | Occupied By              | Apprx. Property Age<br>(For Home Improvement/ Home |
|-------------------|------------------|--------------------------|----------------------------------------------------|
| Rcc Structure     | Occupied         | Vinod Mohan Bagade       | 1                                                  |
| Maintenance Level | Occupied Since   | Relationship of Occupant | Residual Age Of Property                           |
| Good              | 2025             | Self                     | 59                                                 |

### BOUNDARIES ON SITE

|                  | East          | West              | North           | South       |
|------------------|---------------|-------------------|-----------------|-------------|
| As per Sale Deed | 7.5 M.W. Road | Plot No.95 And 96 | Row House No.02 | Plot No.104 |
| Actual on Site   | Cement Road   | Adj. Property     | Row House No.02 | Plot No.104 |
| 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                     | 800           | 4000              | 3200000    |
| Carpet Area                  | 718           | 0                 | 0          |
| Super Built Up/Sellable Area | 862           | 1800              | 1551600    |
| Other 1                      | 1             | 0                 | 0          |
| Other 2                      | 1             | 0                 | 0          |
| % Completion                 | 100           | TOTAL             | 4751600    |
| % Recommended                | 100           | Realizable Value: | 4752000    |

Realizable Value In Words : Rupees Forty-Seven Lakh Fifty-Two Thousand

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |             |             |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| Visited By:                   | Mr. Subhash Band                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Visited on: | 17-Jul-2026 |
| Violations observed (if any): |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |             |             |
| Remarks:                      | null   in this case we received documents are 1) sale deed on name of mr. vinod mohan bagade and mrs. seema vinod bagade, 2) copy of occupancy certificate issued by c.s.m.c. 72/17/2024-25 dated on 21-05-2025 along with oc approved building plan 3) gunthewari regularization certificate along with plot layout plan issued by c.s.m.c. guthewari department 297/2024-2025 dated on 18-03-2024, 4) commencement certificate along with approved plan issued by c.s.m.c. ddmcb-b-2024-apl-05766 dated on 03-03-2025, 5) plot area considered as per sale deed 6) built-up area considered as per sale deed and approved plan 7) property situated in m.c. limit |             |             |

| OMNI DOCS FILES |          |           |           |
|-----------------|----------|-----------|-----------|
| File Name       | Latitude | Longitude | Go To Map |

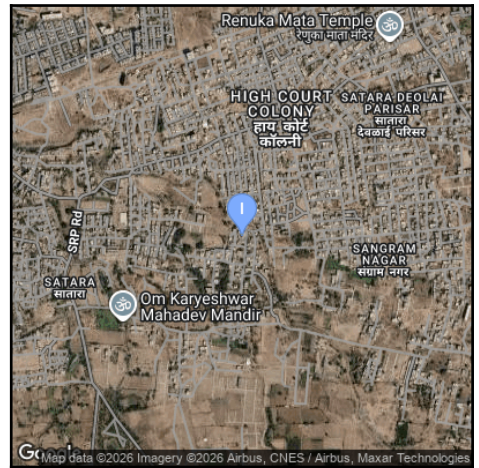
|                           |                                                                                                                                                                                                                                                                                  |                    |             |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------|
| Entered By:               | Subhash Band                                                                                                                                                                                                                                                                     | Entered On:        | 22-Jul-2026 |
| Recommended by:           |                                                                                                                                                                                                                                                                                  | Completion Status: | Constructed |
| Recommender's Comment:    |                                                                                                                                                                                                                                                                                  |                    |             |
| Approver Name:            | Ganesh Pawar                                                                                                                                                                                                                                                                     | Approver ID:       | HE008008    |
| Designation:              | Technical Manager                                                                                                                                                                                                                                                                | Approved On :      | 22-Jul-2026 |
| Approver Recommendation : | RECOMMENDED                                                                                                                                                                                                                                                                      |                    |             |
| Conditional Remark:       |                                                                                                                                                                                                                                                                                  |                    |             |
| Approver's Comment:       | ok to proceed. the gunthewari regularization certificate, commencement and occupancy certificate is received. the plot area as per deed and built-up area as per approved building plan is considered for valuation. the property is located within municipal corporation limit. |                    |             |



Longitude: 75.33266305555555  
Latitude: 19.839403055555554  
Image Taken 17-JUL-2026 17:31:38



Longitude: 75.33305583333333  
Latitude: 19.840600555555554  
Image Taken 17-JUL-2026 17:32:20



## 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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