



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152294	Application No.:	77000349709
Customer Name:	Dnyaneshwar Ramesh Dhande	Branch :	(10053) AURANGABAD
Product Name:	HI - Rhl - Purchase Of Land - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Dnyaneshwar Ramesh Dhande	Mobile :	7888028491 9175036906

PROPERTY ADDRESS

Property Address:	Plot No.312, Gut No. 79, 80, And 82, Radha Naval ,City, Gruhprakalp, Near Nagar Paithan Link Road, ,Behind Sahydri First Green School, At Waldagaon, ,Tal And Dist.Chh. Sambhajinagar (Aurangabad)	Location:	Aurangabad H.O		
		City:	Aurangabad	Pin Code	431001
Legal Address:	Plot No.312, Gut No. 79, 80, And 82, Radha Naval City, Gruhprakalp, Near Nagar Paithan Link Road, Behind Sahydri First Green School, At Waldagaon, Tal And Dist.Chh. Sambhajinagar (Aurangabad)	State:	Maharashtra	Country	India
		Nearby Landmark:	Near Nagar Paithan Link Road, Behind		
		Collateral ID:	I26AUR001-086306		

PROPERTY DETAILS

Type Of Property:	Land-Residential	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:	No	Property Location:	Development Authoriy
Natute of Location:	Urban	Distance Travelled From Operating	40
Green Housing:	No	Distance from City Center Km:	20
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				OPEN PLOT
First Floor				
Second Floor				
Other1				
Other2				

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	6 M.W. Road	Plot No.259 And 258	Gut No.82 And Open Space	Plot No.311
Actual on Site	Cement Road	Adj. Open Plot	Adj. Agree Land	Plot No.311
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	4
Flood Prone Area	No	CRZ	2

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	1068	1800	1922400
Carpet Area	978	0	0
Super Built Up/Sellable Area	1174	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	1922400
% Recommended	0	Realizable Value:	1922000

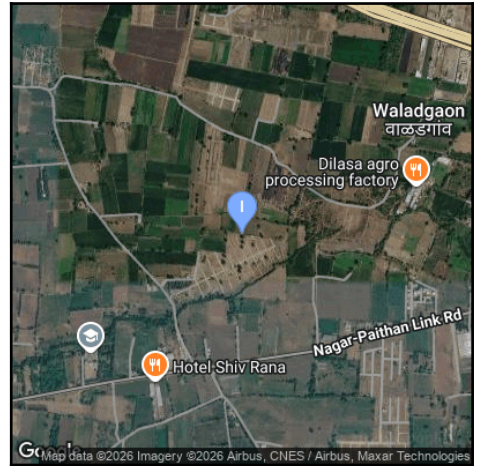
Realizable Value In Words : Rupees Nineteen Lakh Twenty-Two Thousand

Visited By:	Mr. Subhash Band	Visited on:	09-Sep-2026
Violations observed (if any):			

Remarks:	null in this case we received documents 1) draft of ats on name of mr. dyaneshwar ramesh dhande, 2) correction deed reg vide no. 45/2025, 2) na order cr-613 dated 16-06-2023, 3) subdivision layout permission amrda/lt/2023/apl/00287 dated on 30-01-2023, 4) approved layout plan issued by amrda lf/2023/ apl/00280 dated on 03-08-2023, 5) plot area considered as per layout plan, 6) built-up area considered as per allowable fsi of 1.1, 7) plot is demarcated with the help of concrete poles // layout is developing layout // case reviewed for address correction
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Subhash Band	Entered On:	16-Sep-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	16-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the plot is marked with cement pegs and wall compound on-site and plot numbers mentioned on-it. the property is situated in under developed area. the carpet area and built-up area are mentioned as per permissible fsi.		



Longitude: 75.26630388888888

Latitude: 19.824580833333332

Image Taken

Longitude: 75.26630388888888

Latitude: 19.824580833333332

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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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