



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-172896	Application No.:	77000367709
Customer Name:	Pravin Vasanta Jadhav	Branch :	(10166) BULDHANA
Product Name:	Nhl - Rnhl - Lap Commercial - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Pravin Vasanta Jadhav	Mobile :	9822746598 9284303930

PROPERTY ADDRESS

Property Address:	Shop No.08, Ground Floor, On Plot No.13, Nazul ,Sheet No.17, Near Hotel Sarthi, Mata Mahakali Marg,At Mauje Malkapur, Tal Malkapur And Dist. Buldhana	Location:	Malkapur (Buldana)
		City:	Buldhana
		State:	Maharashtra
		Nearby Landmark:	Near Hotel Sarthi
		Collateral ID:	I26BLD101-095322
Legal Address:	Shop No.08, Ground Floor, On Plot No.13, Nazul Sheet No.17, Near Hotel Sarthi, Mata Mahakali Marg, At Mauje Malkapur, Tal Malkapur And Dist. Buldhana		
		Pin Code	443101
		Country	India

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	3	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Council
Natute of Location:	Urban	Distance Travelled From Operating	90
Green Housing:	No	Distance from City Center Km:	02
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	1	0	0	01-SHOP
First Floor				

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

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Complex Common Passage	Shop No.15	Shop No.07	Shop No.09
Actual on Site	Complex Common Passage	Shop No.15	Shop No.07	Shop No.09
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:	GROUND FLOOR

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	142	0	0
Super Built Up/Sellable Area	184	13000	2392000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2392000
% Recommended	100	Realizable Value:	2392000

Realizable Value In Words : Rupees Twenty-Three Lakh Ninety-Two Thousand

Visited By:	Ganesh Bhanudas Rathod _Hfc	Visited on:	08-Oct-2026
Violations observed (if any):			
Remarks:	null documents provided // 1) copy of sale deed no.624/2016 dated.15/03/2016 issued by sro malkapur in favour of mr.pravin vasanta jadhav and 01 other 2) copy of correction deed no.630/2016 dated.16/03/2016 issued by sro malkapur 3) copy commencement certificate and sanction plan no.09 dated.22/082013 issued by municipal council malkapur 4) copy of pr card online downloaded 5) bua is considered as 30 percent loading on carpet area as per sanction building plan 6) property is located within a limits of municipal council malkapur		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

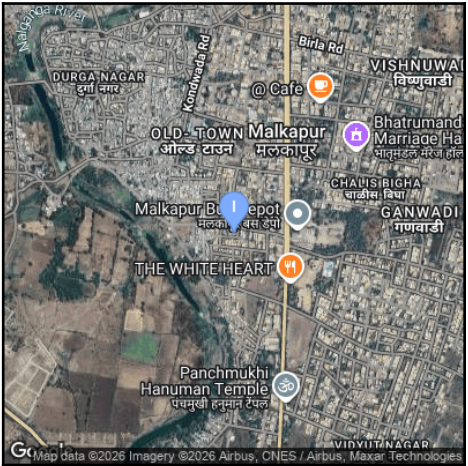
Entered By:	Ganesh Bhanudas Rathod _Hfc	Entered On:	08-Oct-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	08-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. building plan and commencement certificate issued by municipal council, malkapur. the property is 10 years old and located in developed market area.		



Longitude: 76.20063900000001
Latitude: 20.88088
Image Taken



Longitude: 76.20063900000001
Latitude: 20.88088
Image Taken



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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