



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-169941	Application No.:	77000354371
Customer Name:	Amar Rajul	Branch :	(10036) SOLAPUR
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	RENTED	Visited User Type:	Technical Agency
Contact Name:	Amar Rajul	Mobile :	9881234811 8421842165

PROPERTY ADDRESS

Property Address:	Plot No 33 S No 146/2/3a/1 (Old) And 144/2/3a/1 Pt,At Gadagi Nagar Solapur,Tal North Solapur And Dist Solapur	Location:	Dajipeth
		City:	Solapur
		State:	Maharashtra
		Pin Code	413005
		Country	India
Legal Address:	Plot No 33 S No 146/2/3a/1 (Old) And 144/2/3a/1 Part At Gadagi Nagar Solapur Tal North Solapur And Dist Solapur	Nearby Landmark:	Near Aruhant English School
		Collateral ID:	I26SUR005-093485

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	13
Green Housing:	No	Distance from City Center Km:	4
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	3	1	1	2 BHK WC/BATH AS PER SITE
First Floor	1			1 MASTER BEDROOM

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr Sachin Tala	16
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good		Tenant	44

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	6 Mtr Wide Internal Road	Plot No 54	Plot No 32	Plot No 34
Actual on Site	Road	Plot No 54 House Of Tumma	Plot No 32 Open Plot Of	Plot No 34 Open Plot Of
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:	RESIDENTIAL USAGE

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1139	3250	3701750
Carpet Area	852	0	0
Super Built Up/Sellable Area	1023	1600	1636800
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5338550
% Recommended	100	Realizable Value:	5339000

Realizable Value In Words : Rupees Fifty-Three Lakh Thirty-Nine Thousand

Visited By:	Mourya Concepts Opc Pune_Hfc	Visited on:	30-Sep-2026
Violations observed (if any):			

Remarks:	null 1) this is nhl rnhl lap residential fresh case 2) subject property is ground plus 1st floor residential building 3) documents provided a) copy of sale deed between mrs bhagyalaxmi amar rajul and mr mohan ramkrishna chavadekar ref no 4639/2007 dated 23/08/2007 b) copy of construction permission and approved building plan ref no 988 dated 09/02/2010 issued by smc 4) plot area as per documents and as per actual site is 1139 sqft same is considered 5) bua as per building plan is gf 753 sqft and ff 386 sqft total of 1139 sqft and as per actual site is gf 753 sqft and ff 270 sqft total of 1023 sqft least bua is considered 6) unit details as per building plan gf 1bhk wc/bath anf ff 1 master bedroom
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
WHATSAPP IMAGE 2026-09-30 AT 11.50.41 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-30 AT 11.50.45 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-30 AT 11.51.10 AM.JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-30 AT 11.50.43 AM (1).JPEG	NULL	NULL	
WHATSAPP IMAGE 2026-09-30 AT 11.50.44 AM.JPEG	NULL	NULL	
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WHATSAPP IMAGE 2026-09-30 AT 11.51.13 AM.JPEG	NULL	NULL	
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WHATSAPP IMAGE 2026-09-30 AT 11.51.11 AM.JPEG	NULL	NULL	

Entered By:	Mourya Concepts Opc Pune_	Entered On:	30-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	30-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended tenant noc to be documented		



Longitude: 75.942136
Latitude: 17.678060000000002
Image Taken 30-SEP-2026 12:00:24

Longitude: 75.942136
Latitude: 17.678060000000002
Image Taken 30-SEP-2026 12:00:24

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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