



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159552	Application No.:	77000345097
Customer Name:	Rahul Damodhar Kulkarni	Branch :	(10053) AURANGABAD
Product Name:	HI - Prime HI - Home Purchase - Bt	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Rahul Damodhar Kulkarni	Mobile :	9823779168 8007222780

PROPERTY ADDRESS

Property Address:	Flat No. 03 On Stilt First Floor, In Wing 04, B ,Type Building, Sara Vatika, Near Goluk Dham Appt., Warud Road, Gut No.172, At Shendra Jahangir, Tal ,And Dist. Chh. Sambhajinagar (Aurangabad)	Location:	Aurangabad H.O
Legal Address:	Flat No. 03 On Stilt First Floor, In Wing 04, B Type Building, Sara Vatika, Near Goluk Dham Apartment, Warud Road, Gut No.172, At Shendra Jahangir, Tal And Dist. Chh. Sambhajinagar (Aurangabad)	City:	Aurangabad Pin Code 431001
		State:	Maharashtra Country India
		Nearby Landmark:	Near Goluk Dham Apartment, Warud Road
		Collateral ID:	I26AUR001-086852

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	3	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Development Authority
Nature 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				
Stilt First Floor	2	1	1	1 BHK WITH WC BATH
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Harshal Chaudhari	05
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2024	Tenant	55

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No. 03 Wing 03	Flat No. 04 Wing 04	Stairecase / Open Parking	Side Margine Space
Actual on Site	Flat No. 03 Wing 03	Flat No. 04 Wing 04	Stairecase / Open Parking	Side Margine Space
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:	RESIDENTIAL

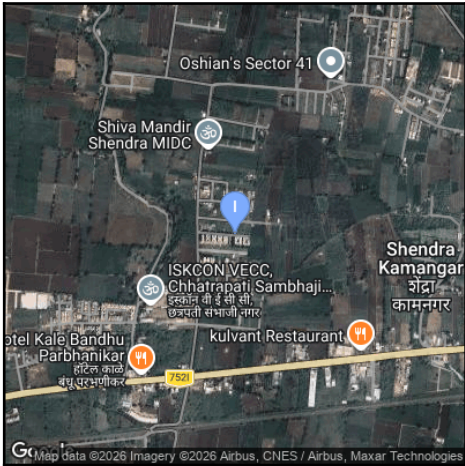
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	355	0	0
Super Built Up/Sellable Area	480	4700	2256000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2256000
% Recommended	100	Realizable Value:	2256000
Realizable Value In Words : Rupees Twenty-Two Lakh Fifty-Six Thousand			

Visited By:	Mr. Subhash Band	Visited on:	08-Sep-2026
Violations observed (if any):			

Remarks:	null in this case we received documents 1) sale deed on name of mr. rahul damodhar kulkarni and mrs. sujata rahul kulkarni reg vide no. 6282/2022, 2) rera registration no.p51500025439, 3) deed of declaration reg vide no. 3157/2020, 3) commencement certificate issued by amrda pra.kra. 172 p/cc/aur/97 dated on 21-01-2020, 4) part oc certificate amrda/po/2024/apl/00007 dated 14-06-2024, 5) approved building plan issued by adtpo aurangabad 75 dated on 29-5-2017, 6) built-up area cosidered as add 35 percent loading on carpet area mentioned in approved building plan i.e. 355 plus 30 percent loading so super built-up area is 480 sq.ft., property is under development authority amrda
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Subhash Band	Entered On:	17-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	17-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. rera certificate, building plan, commencement, and part occupancy certificate received. the property is 05 years old and tenant occupied. a tenant noc must be obtained.		



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Longitude: 75.45915194444444
Latitude: 19.869317777777777
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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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