



## Asset Valuation

### INDIVIDUAL TECHNICAL REPORT

|                     |                               |                    |                       |
|---------------------|-------------------------------|--------------------|-----------------------|
| Request ID:         | HRQ-26-159487                 | Application No.:   | 77000348943           |
| Customer Name:      | Aslam Ladlesab Shaikh         | Branch :           | (10036) SOLAPUR       |
| Product Name:       | Apna Ghar Land + Construction | BSM/RM Name:       | Los_Channel           |
| Loan Property Type: | APNA GHAR                     | Visited User Type: | Technical Agency      |
| Contact Name:       | Aslam Ladlesab Shaikh         | Mobile :           | 9881480609 9604176794 |

### PROPERTY ADDRESS

|                   |                                                                                                                          |                  |                           |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------|
| Property Address: | Proposed Residential Property On Plot No. 3,,Old Sr. No. 24, New Sr. No. 45, ,Kumathe,,Tal. North Solapur, Dist. Solapur | Location:        | Midc (Sholapur)           |
|                   |                                                                                                                          | City:            | Solapur Pin Code 413006   |
|                   |                                                                                                                          | State:           | Maharashtra Country India |
| Legal Address:    | Proposed Residential Property On Plot No. 3, Old Sr. No. 24, New Sr. No. 45, Kumathe, Tal. North Solapur, Dist. Solapur  | Nearby Landmark: | Near Biroba Temple        |
|                   |                                                                                                                          | Collateral ID:   | I26SUR006-088713          |

### 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: | No                                | Property Location:                      | Municipal Corporation |
| Natute of Location:   | Urban                             | Distance Travelled From Operating       | 10                    |
| Green Housing:        | No                                | Distance from City Center Km:           | 05                    |
| Report Condition:     | Property Visited Report Submitted |                                         |                       |

### UNIT DETAILS

| Details      | No. of Rooms | No. of Kitchens | No of Bathrooms | Usages & Remark |
|--------------|--------------|-----------------|-----------------|-----------------|
| First Floor  |              |                 |                 |                 |
| Other1       |              |                 |                 |                 |
| Other2       |              |                 |                 |                 |
| Ground Floor | 2            | 1               | 1               | 1 BHK HOUSE     |
| Second Floor |              |                 |                 |                 |

| Structure         | Occupancy Status | Occupied By              | Apprx. Property Age<br>(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 | Road | Sr No 23 | Plot No 4 | Plot No 2 |
| Actual on Site   | Road | Sr No 23 | Plot No 4 | Plot No 2 |
| Boundary         | Yes  |          |           |           |

| NDMA Details                           |                    |              |   |
|----------------------------------------|--------------------|--------------|---|
| Height Of Building(Above Ground Level) | Less than 15 meter | Seismic Zone | 3 |
| 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:                     | 1 | Constructed Rate :          | 1               |
| Total Value ₹:                        | 2 | Floorwise Usage:            | PROPOSED GROUND |

| VALUATION                                                               |               |                   |            |
|-------------------------------------------------------------------------|---------------|-------------------|------------|
| Description                                                             | Area in Sq.Ft | Rate/Sq.Ft        | Amount (R) |
| Landarea                                                                | 5000          | 500               | 2500000    |
| Carpet Area                                                             | 552           | 0                 | 0          |
| Super Built Up/Sellable Area                                            | 743           | 1600              | 1188800    |
| Other 1                                                                 | 1             | 0                 | 0          |
| Other 2                                                                 | 1             | 0                 | 0          |
| % Completion                                                            | 0             | TOTAL             | 3688800    |
| % Recommended                                                           | 0             | Realizable Value: | 3689000    |
| Realizable Value In Words : Rupees Thirty-Six Lakh Eighty-Nine Thousand |               |                   |            |

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |             |             |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| Visited By:                   | Patwardhan Consultants Pvt Ltd_Hfc                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Visited on: | 18-Sep-2026 |
| Violations observed (if any): | Na                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |             |             |
| Remarks:                      | null   1 this is apna ghar land construction case, 2 plot area and construction area considered as per architectural plan, 3. plot area 5221 sft ( as per architectural plan ), plot area 5000 sft ( as per site measurement, bua 743 sft ( ( as per architectural plan), 4 documetns referred index ii in between first part as chandrashekhar keshavrao narayankar and second part as pradip digambar jadhav with no. 6609/2024, dated 07/10/2024, and register agreement in between first part as chandrashekhar keshavrao narayankar and second part as pradip digambar jadhav with no.6609/2024, na order no. sr/20/71, dated 21/12/1971, estimation of rs. 11,20,000, architectural plan, adtp sanction plan no. tns/2923, dated 13/01/1972, 5 said property is identified through person met at site , 6 visit is done by mr. omkar, 7 latitude 17.609163 longitude 75.933285, 8 as per site inspection open plot observed construction work not started yet. |             |             |

| OMNI DOCS FILES                                 |          |           |           |
|-------------------------------------------------|----------|-----------|-----------|
| File Name                                       | Latitude | Longitude | Go To Map |
| WHATSAPP IMAGE 2026-09-17 AT 3.46.30 PM.JPG     | NULL     | NULL      |           |
| WHATSAPP IMAGE 2026-09-17 AT 3.46.30 PM (1).JPG | NULL     | NULL      |           |
| WHATSAPP IMAGE 2026-09-17 AT 3.46.29 PM.JPG     | NULL     | NULL      |           |
| WHATSAPP IMAGE 2026-09-17 AT 3.46.31 PM.JPG     | NULL     | NULL      |           |
| WHATSAPP IMAGE 2026-09-17 AT 3.46.30 PM (2).JPG | NULL     | NULL      |           |

|                           |                           |                    |                          |
|---------------------------|---------------------------|--------------------|--------------------------|
| Entered By:               | Patwardhan Consultants Pv | Entered On:        | 21-Sep-2026              |
| Recommended by:           |                           | Completion Status: | Not Applicable-Land Loan |
| Recommender's Comment:    |                           |                    |                          |
| Approver Name:            | Chaitanya Koshatwar       | Approver ID:       | HE012261                 |
| Designation:              | Technical Manager         | Approved On :      | 21-Sep-2026              |
| Approver Recommendation : | RECOMMENDED               |                    |                          |
| Conditional Remark:       |                           |                    |                          |
| Approver's Comment:       | ok as recommended         |                    |                          |



Longitude: 75.933285

Latitude: 17.69163

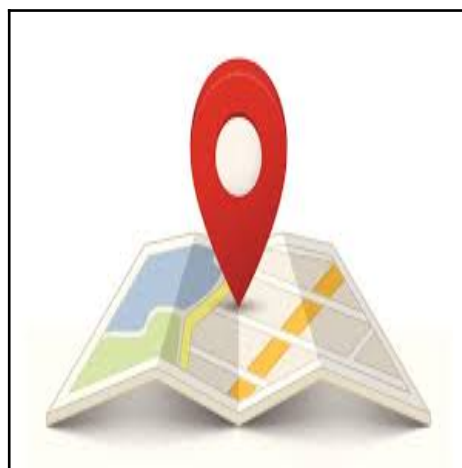
Image Taken



Longitude: 75.933285

Latitude: 17.69163

Image Taken



## 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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