



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-123039	Application No.:	77000319274
Customer Name:	Kiran Pundlik Patil	Branch :	(10167) DHULE
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Kiran Pundlik Patil	Mobile :	9175309643 8853534638

PROPERTY ADDRESS

Property Address:	Block No. 02, Plot No. 12, Gat No. 06, ,Laxmi Nagar, Near Gyan Chetna Residency, ,In Front Of Godavari Collage,Khedi Bk. Shivar, Tal. And Dist. Jalgaon.	Location:	Jalgaon Bazar		
		City:	Jalgaon	Pin Code	425001
		State:	Maharashtra	Country	India
Legal Address:	Block No. 02, Plot No. 12, Gat No. 06, Laxmi Nagar, Near Gyan Chetna Residency, In Front Of Godavari Collage, Khedi Bk. Shivar, Tal. And Dist. Jalgaon.	Nearby Landmark:	Near Gyan Chetna Residency, In Front Of		
		Collateral ID:	I26JLN001-068965		

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
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	10
Green Housing:	No	Distance from City Center Km:	6
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	2	0	1	2 BED ROOMS
Second Floor				
Other1				
Other2				
Ground Floor	2	1	1	1BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	00
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	06.00 M Road	Plot No. 07 And Open Space	Block No. 03	Block No. 01
Actual on Site	06.00 M Road	Plot No. 07 And Open Space	Block No. 03	Block No. 01
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:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	THE SUBJECT PROPERTY

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	618	2000	1236000
Carpet Area	757	0	0
Super Built Up/Sellable Area	909	2000	1818000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3054000
% Recommended	100	Realizable Value:	3054000
Realizable Value In Words : Rupees Thirty Lakh Fifty-Four Thousand			

Visited By:	Mr. Kalpesh Patil	Visited on:	20-Jul-2026
Violations observed (if any):			

Remarks:	null provided the copy of draft sale deed on the name of kiran pundlik patil, buidler sale deed on the name of shantaram ratansingh patil and ajay arjun kawale having doc. no. 144/2025, approved layout by adtp jalgaon, approved building plan no. ddmcj/b/2025/apl/05760 dated 13/04/2025 by municipal corporation jalgaon, commencement certificate no. ddmcj/b/2025/apl/05760 dated 13/04/2025 by municipal corporation jalgaon, na order no. land/1086/2062/1363 dated 16/05/1986 by collector jalgaon, latest 7/12 extract for valuation. the land area and built up area is taken as per provided draft sale deed and approved building plan for valuation calculation.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Kalpesh Patil	Entered On:	27-Jul-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	27-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the construction work is completed. extract 7/12, na order, and layout received. the building plan and commencement certificate issued by municipal corporation-jalgaon. a necessary approvals to be taken for non-apf builder purchase case.		



Longitude: 75.59837333333333

Latitude: 21.007265

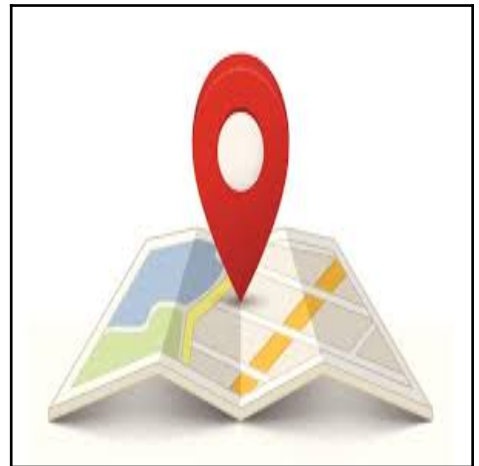
Image Taken 20-JUL-2026 18:03:50



Longitude: 75.59846055555555

Latitude: 21.007341944444445

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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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