



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-140712	Application No.:	77000321819
Customer Name:	Husaen Madan Parsuwale	Branch :	(10166) BULDHANA
Product Name:	HI - RHI - Purchase Of Land - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Husaen Madan Parsuwale	Mobile :	9730633298 9765050912

PROPERTY ADDRESS

Property Address:	Plot No.11, Survey No. 60/1 (Part), Near Shree ,Vitthal Temple, Tejaswini Nagar, At Mauje Jamgaon,,Tal Mehkar And Dist Buldhana	Location:	Mehekar
		City:	Buldhana
		Pin Code	443301
		State:	Maharashtra
		Country	India
Legal Address:	Plot No.11, Survey No. 60/1 (Part), Near Shree Vitthal Temple, Tejaswini Nagar, At Mauje Jamgaon, Tal Mehkar And Dist Buldhana	Nearby Landmark:	Near Shree Vitthal Temple
		Collateral ID:	I26BLD301-076264

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	144
Green Housing:	No	Distance from City Center Km:	1
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor				OPEN VACANT PLOT

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	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	Plot No.12	Farm	Layout 9 Mtr W Road	Plot No.18
Actual on Site	Plot No.12	Farm	Road	Plot No.18
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:	OPEN VACANT PLOT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1054	1500	1581000
Carpet Area	927	0	0
Super Built Up/Sellable Area	1159	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	1581000
% Recommended	0	Realizable Value:	1581000
Realizable Value In Words : Rupees Fifteen Lakh Eighty-One Thousand			

Visited By:	Ganesh Bhanudas Rathod _Hfc	Visited on:	17-Aug-2026
Violations observed (if any):	Na		
Remarks:	null documents provided /// 1) copy of draft sale deed 2) copy of sellers sale deed no.218/2025 dated.09/01/2025 issued by sro mehar 3) copy of 7/12 extract dated.03/11/2024 issued by gram mahsul adhikari 4) copy of na order no.nap34/jamgaon/55/2022-23 dated.15/06/2023 issued by sdo mehar 5) copy of sanction layout plan issued by sdo mehar 6) plot area is considered as per sale deed provided 7) plot is demarcated with small cement pegs on site 8) property is located within a limits of gp jamgaon		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Ganesh Bhanudas Rathod _Hfc	Entered On:	18-Aug-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	18-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot is demarcated using concrete pegs. na order and sanctioned layout plan from sdo along with 7/12 extract is received. as on date particular layout has low habitation and development while surrounding area is developing. layout is located between mehkara and jamgaon.		



Longitude: 76.587944

Latitude: 20.166027999999997

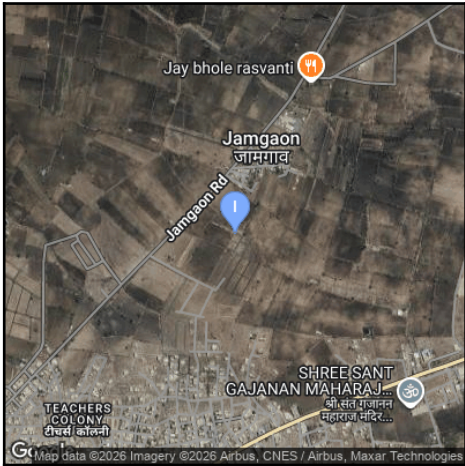
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Longitude: 76.587944

Latitude: 20.166027999999997

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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