



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-64400	Application No.:	77000256936
Customer Name:	Sanjay Rohidas Patre	Branch :	(10053) AURANGABAD
Product Name:	Micro Lap - Residential	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR DREAMZ	Visited User Type:	In House
Contact Name:	Sanjay Rohidas Patre	Mobile :	9673729914 8983555533

PROPERTY ADDRESS

Property Address:	G.P. Milkat Number A2,28 Back Side Of Tekade,Hospital, Near Akash Kirana Store ,Mauje Chitegao, Tal- Paithan Dist.- ,Chh.Sambhaji Nagar (Aurangabad)	Location:	Bidkin Gaon
		City:	Aurangabad
		Pin Code	431105
		State:	Maharashtra
		Country	India
Legal Address:	G.P. Milkat Number A2,28 Back Side Of Tekade Hospital, Near Akash Kirana Store Mauje Chitegao, Tal- Paithan Dist.- Chh.Sambhaji Nagar (Aurangabad)	Nearby Landmark:	Near Akash Kirana Store
		Collateral ID:	I26AUR105-044329

PROPERTY DETAILS

Type Of Property:	Bungalow	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:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	60
Green Housing:	No	Distance from City Center Km:	30
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	2	1	1	1 BHK
Second Floor				
Other1				
Other2				
Ground Floor	2	0	1	1 SHOP AND 1 ROOM AND WC BATH

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Customer	5
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	5 YEAR	Self	55

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Road	Milkat No.37	Milkat No.29	Milkat No. 27
Actual on Site	Kaccha Road	Adj.House	Adj. House Of Kadam	Adj. House Of Yadav
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:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	600	1600	960000
Carpet Area	800	0	0
Super Built Up/Sellable Area	1080	1900	2052000
Borewell	1	70000	70000
Other 2	1	0	0
% Completion	100	TOTAL	3082000
% Recommended	100	Realizable Value:	3082000
Realizable Value In Words : Rupees Thirty Lakh Eighty-Two Thousand			

Visited By:	Mr. Subhash Band	Visited on:	18-Apr-2026
Violations observed (if any):			
Remarks:	null in this case we received documents are, 1. sale deed on name of mr. sanjay rohidas patre reg vide no. 1537/2008, namoona no.8 (8a extract) provided by g.p. chitegao dated on 23-04-2026, tax paid receipt provided by g.p. karyalay chitegao dated on 31-03-2026, plot area considered as per sale deed, built-up area considered as per engg. building plan, as per sale deed only milkat number mentioned property is situated in gut no. 139, but gut number not mentioned in sale deed /// case reviewed for change built-up area as per revised building plan on g.f. there commercial shop and it is under construction so area of shop 120 sq.ft. which is not considered for valuation so built-up area is revised also stage and rate revised		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

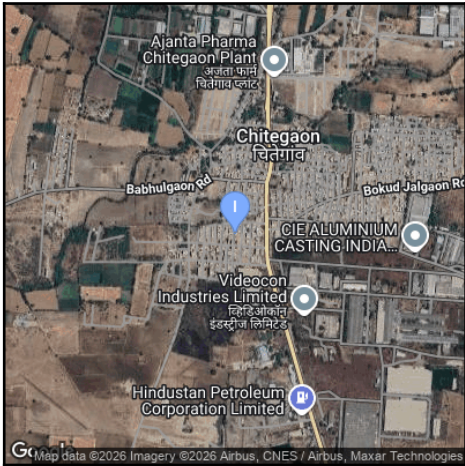
Entered By:	Subhash Band	Entered On:	16-May-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	16-May-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under micro lap product. only residential bua is considered for valuation. kindly note.		



Longitude: 75.28788694444444
Latitude: 19.756745833333333
Image Taken NULL



Longitude: 75.28788694444444
Latitude: 19.756745833333333
Image Taken NULL



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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