


Asset Valuation
INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-161805	Application No.:	77000345718
Customer Name:	Arif Subhedar Shaikh	Branch :	(10147) AHMEDNAGAR
Product Name:	HI - RHI - Purchase Of Land - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Arif Subhedar Shaikh	Mobile :	8390043075 8928818252

PROPERTY ADDRESS

Property Address:	Open Plot No 8, S No 745/1/1/A/1/2/8, Near De Paul, English High School, Kopargaon Shirdi Highway, At Rahuri Factory, Tal Rahuri Adn Dist, Ahilyanagar (Ahmednagar)	Location:	Rahuri
Legal Address:	Open Plot No 8, S No 745/1/1/A/1/2/8, Near De Paul English High School, Kopargaon Shirdi Highway, At Rahuri Factory, Tal Rahuri Adn Dist Ahilyanagar (Ahmednagar)	City:	Ahmednagar Pin Code 413705
		State:	Maharashtra Country India
		Nearby Landmark:	Near De Paul English High School,
		Collateral ID:	I26ADR705-092253

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	20
Green Housing:	No	Distance from City Center Km:	8
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 PLOT
Structure	Occupancy Status	Occupied By	Apprx. Property Age	
Not Applicable	Vacant	Na	(For Home Improvement/ Home	
			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	6m Wide Internal Road	Plot No 9	Plot No 7	6m Wide Internal Road
Actual on Site	Road	Adj Bungalow	Open Plot	Road And Agri Land
Boundary	Yes			

NDMA Details

Height Of Building(Above Ground Level) Less than 15 meter
Flood Prone Area No

Seismic Zone 3
CRZ 3

VALUATION AS PER GOVT. APPROVED RATES

Land/Build up/Saleable Area 1
Constructed Area: 1
Total Value ₹: 2
Land/Build up/Saleable Rate 1
Constructed Rate : 1
Floorwise Usage: OPEN PLOT

VALUATION

VALUATION			Amount (R)
Description	Area in Sq.Ft	Rate/Sq.Ft	
	1830	1400	2562000
Landarea		0	0
Carpet Area	1678	0	0
Super Built Up/Sellable Area	2013	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	2562000
% Recommended	0	Realizable Value:	2562000

Realizable Value In Words : Rupees Twenty-Five Lakh Sixty-Two Thousand

Visited By: Propedge Valuations Pvt Ltd_Solapur_Hfc
Violations observed (if any): Nil

Visited on: 18-Sep-2026

Remarks:

null | 1) subject property is open plot 2) technical visit done by rushikesh and report made by vaishnavi 3) latitude 19.450116 longitude 74.598154 4) na order no 35/2014, dt22/04/2014, is issued by upper sdo ahemdagar for residential purpose 5) draft deed between arif subhedar shaikh and kishor sajjanrao gaikwad, balasaheb anandrao sagalgile 6) sale deed between kishor sajjanrao gaikwad, balasaheb anandrao sagalgile and sadhana sanjay parakh reff no 2545, dt 15/08/2016 7) layout plan is issued by amc, ahemdagar reff no 1435, dt 13/09/2009 8) plot area consider as per sale deed 9) plot is demarcated concrete pole.10) built up area as per basic 1.1 fsi is considered.

OMNI DOCS FILES

File Name	Latitude	Longitude	Go To Map
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Entered By:
Recommended by:
Recommender's
Comment:

Propedge Valuations Pvt L

Entered On: 28-Sep-2026
Completion Status: Not Applicable-Land Loan

Approver Name: Ganesh Pawar
Designation: Technical Manager
Approver Recommendation: RECOMMENDED
Conditional Remark:

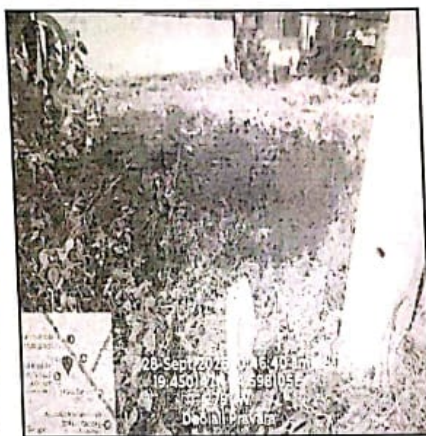
Approver ID: HE008008
Approved On: 28-Sep-2026

Approver's
Comment:

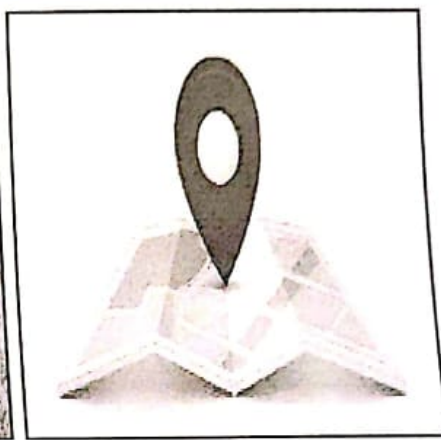
ok to proceed. the plot is marked with cement pegs on-site. na order and layout received. the carpet and built-up area mentioned as per permissible limit.



Longitude: 74.598154
Latitude: 19.450115999999998
Image Taken



Longitude: 74.598154
Latitude: 19.450115999999998
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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