



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-151268	Application No.:	77000343681
Customer Name:	Satish Madhukar Jagadale	Branch :	(10034) SATARA
Product Name:	HI - RHI - Plot + Construction - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Satish Madhukar Jagadale	Mobile :	9175728892 7709108637

PROPERTY ADDRESS

Property Address:	Plot No 6, Gat No 65/8, 65/9, 65/10, At Vaduj,Tal Khatav And Dist Satara	Location:	Vaduj		
		City:	Ratnagiri	Pin Code	415506
		State:	Maharashtra	Country	India
Legal Address:	Plot No 6, Gat No 65/8, 65/9, 65/10, At Vaduj Tal Khatav And Dist Satara	Nearby Landmark:	Near Kale Mala		
		Collateral ID:	I26RTG506-093805		

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 Council
Nature of Location:	Rural	Distance Travelled From Operating	70
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	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	9m Wide Colony Road	Plot No 7	Plot No 5	Plot No 1
Actual on Site	9m Wide Road	Plot No 7	Plot No 5	Plot No 1
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	3
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:	OPEN PLOT

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1235	1400	1729000
Carpet Area	1029	0	0
Super Built Up/Sellable Area	1235	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	1729000
% Recommended	0	Realizable Value:	1729000
Realizable Value In Words : Rupees Seventeen Lakh Twenty-Nine Thousand			

Visited By:	Propedge Valuations Pvt Ltd_Solapur_Hfc	Visited on:	07-Sep-2026
Violations observed (if any):	Niill		
Remarks:	null 1) this captioned case hl rhl plot construction builder 2) technical visit done by uday and report vaishnavi 3) latitude 17.60768804 longitude 74.44918618 4) draft deed between satish madhukar jagdale and manoj ramchandra kumbhar 5) sale deed between makarand ramakant bodake, manoj ramchandra kumbhar and ashish maruti godase reff no 4657, dt 17/12/2024 6) layout plan is issued by vaduj nagar panchayat reff no 2290, dt 13/03/2025 7) na order no 2290/2025, dt 13/03/2025 is issued vaduj nagar panchayat for residential purpose 8) 7/12 reff no 14957, dt 13/08/2025 9) plot is demarcated by cement poles 10) sbua considered as per permissible fsi 1 11) as per site plot no and demarcation is observed and as per site plot area is plot no 6 1236 sqft, 12) plot area consider as per layout plan 13) non apf process to be followed		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Propedge Valuations Pvt L	Entered On:	30-Sep-2026
Recommended by:	Chaitanya Koshatwar	Completion Status:	Not Applicable-Land Loan
Recommender's Comment:	Recommended For Approval		
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	30-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended		



Longitude: 74.44918617998164

Latitude: 17.60768804000101

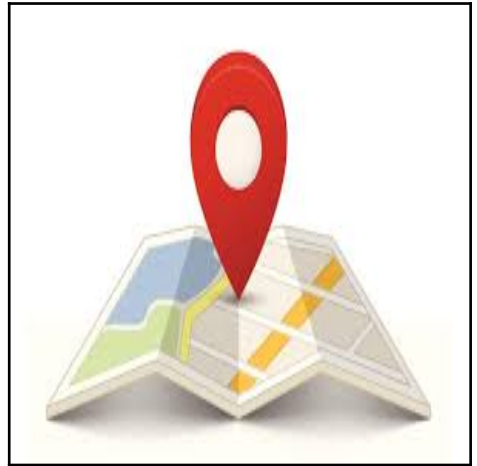
Image Taken



Longitude: 74.44918617998164

Latitude: 17.60768804000101

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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