



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-171337	Application No.:	77000369614
Customer Name:	Mahesh Sampat Jadhav	Branch :	(10034) SATARA
Product Name:	Nhl - Micro Lap - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Mahesh Sampat Jadhav	Mobile :	9987923593 8237706818

PROPERTY ADDRESS

Property Address:	Flat No 301, 3rd Floor, Onkar Residency,, Cts No 65/1-2/1/2, At Umbraj Tal ,Karad And Dist Satara	Location:	Karad Ho
		City:	Satara Pin Code 415110
		State:	Maharashtra Country India
Legal Address:	Flat No 301, 3rd Floor, Onkar Residency, Cts No 65/1-2/1/2, At Umbraj Tal Karad And Dist Satara	Nearby Landmark:	Near Padma Residency
		Collateral ID:	I26SRA110-094785

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	4	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Rural	Distance Travelled From Operating	70
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
Ground Floor				
First Floor				
Second Floor				
3rd Floor	2	1	1	1 BHK
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mahesh Jadhav	8
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2018	Self Occupied	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	20 Ft Road	Staircase	4ft Open Plot	Flat No 302
Actual on Site	20 Ft Road	Staircase	4ft Open Plot	Flat No 302
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:	PARKING PLUS 4 UPPER

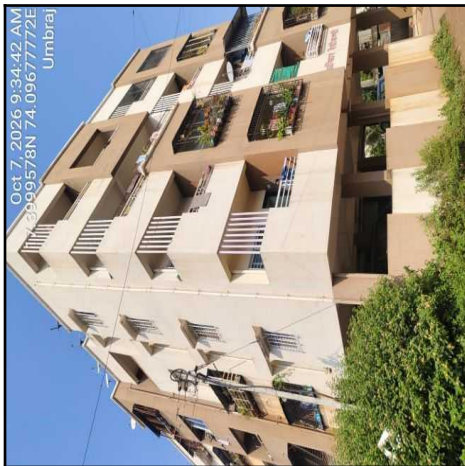
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	612	0	0
Super Built Up/Sellable Area	735	2800	2058000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2058000
% Recommended	100	Realizable Value:	2058000
Realizable Value In Words : Rupees Twenty Lakh Fifty-Eight Thousand			

Visited By:	Propedg Valuations Pvt Ltd_Solapur_Hfc	Visited on:	07-Oct-2026
Violations observed (if any):	Nill		

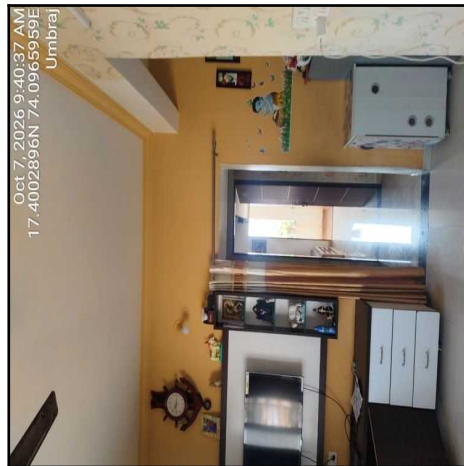
Remarks:	null 1) this captioned case is nhl rnhl micro lap residential fresh 2) site visit done by uday and report made by vaishnavi 3) latitude 17.400046 longitude 74.096618 4) 7/12 reff no 9075, dt 26/04/2026 5) agreement to sale between sampat vitthal jadhav and vasantrao kruhsnrao jadhav and other reff no 849/2018, dt 25/04/2018 6) tax assessment is issued by grampanchayat umbraj year of 2015-16 to 2018-19 dated on 23/12/2016 7) commencement certificate and building plan is issued by grampanchayt umbraj dated on 19/02/2011 8) na order no 36, dt 25/06/1997 is issued by sdo karad for residential purpose 9) tax assessment is issued by grampanchayat umbraj year of 2023-24 to 2026-27 dated on 30/03/2026 10) release deed betweenmahesh sampat jadhav and manisha sachin yadav, kanta sampat jadhav reff no 1639/2026, dt 04/08/2026 11) sale deed between sampat vitthal jadhav and vasantrao krushnrao jadhav and others reff no 64/2019, dt 08/01/2019 12) bua is consider as per sale deed
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OMNI DOCS FILES			
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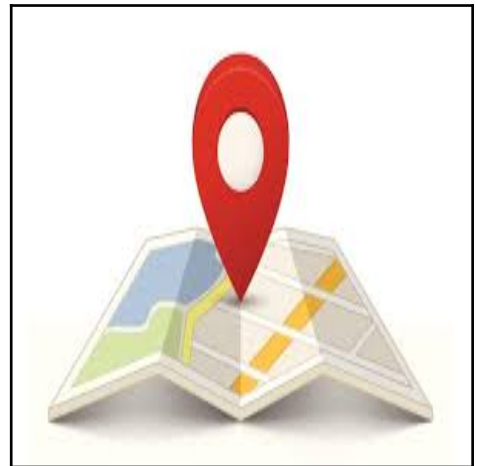
Entered By:	Propedge Valuations Pvt L	Entered On:	07-Oct-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Pranav Purohit	Approver ID:	HE018418
Designation:	Regional Technical Manager	Approved On :	07-Oct-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended in micro lap		



Longitude: 74.09626277777777
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Image Taken 07-OCT-2026 09:34:22



Longitude: 74.09626277777777
Latitude: 17.400301944444443
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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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