



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-124458	Application No:	77000306628
Customer Name:	Nilesh Narayan Sonawane		(10167) DHULE
Product Name:	HI - Rhl - Plot + Construction - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Nilesh Narayan Sonawane	Mobile :	8975208952 9923222659

PROPERTY ADDRESS

Property Address:	Plot No.24 West-South Part, Sr.No.320/3/C/1/2/3Siddhivinayak Nagar Near Water TankNavin Naka Hirapur Road Mauje Chalisgaon Tal.Chalisgaon Dist.Jalgaon.	Location:	Chalisgaon Bazar
		City:	Dhule Pin Code 424101
		State:	Maharashtra Country India
Legal Address:	Plot No.24 West-South Part, Sr.No.320/3/C/1/2/3 Siddhivinayak Nagar Near Water Tank Navin Naka Hirapur Road Mauje Chalisgaon Tal.Chalisgaon Dist.Jalgaon.	Nearby Landmark:	Adgul Madgul School,Hirapur Road
		Collateral ID:	I26DHU101-070031

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Material at site:	Vacant Plot	Distance Travelled From Operating Office:	130
Nature of Location:	Urban	Distance from City Center Km:	05
Green Housing:	No	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	1	0	0	PROPOSED 1ROOM AND PARKING
First Floor	2	1	1	PROPOSED 1BHK WC BATH
Second Floor	3	1	1	PROPOSED 2BHK WC BATH
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
	Vacant		
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good			60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Part Of Plot No.24	12m Road	Part Of Plot No.24	9m Road
Actual on Site	Part Of Plot(Adgul Madgul	12m Road	Part Of Plot	Colony Road
Boundary	Yes			

NDMA Details

Height Of Building(Above Ground Level)

Less than 15 meter

Seismic Zone

3

Flood Prone Area

No

CRZ

4

VALUATION AS PER GOVT. APPROVED RATES

Land/Build up/Saleable Area

1

Land/Build up/Saleable Rate

1

Constructed Area:

0

Constructed Rate:

0

Realizable

₹

:

1

VALUATION DETAILS

Description

Area in Sq. Ft

Rate per Sq.Ft

Amount(R)

Land

1070

3300

3531000

(A)

Construction

1605

2000

3210000

(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION

RATE

QUANTITY

AMOUNT

Desc 2

0

0

0

Desc 3

0

0

0

Desc 4

0

0

0

Desc 5

0

0

0

Desc 6

0

0

0

Desc 7

0

0

0

Desc 8

0

0

0

Desc 9

0

0

0

Desc 10

0

0

0

Desc 11

0

0

0

Desc 12

0

0

0

Desc 1

0

0

0

Value As On Date:

3531000

Value of extra Amenities

0

% Completion

0

Amenities %Completion

0

% Recommended

0

Amenities %Recommendation

0

Reliazable value:

6741000

Realizable value Round Off:

6741000

Realizable Value In Words:

Sixty-Seven Lakh Forty-One Thousand

Visited By:

Mr. Vikas Patil

Visited on:

22-Jul-2026

Violations observed

Na

(if any):

Remarks:

null | this is a plot plus construction case. as on date vacant plot is there.no work started yet. subject plot is demarcated by adj house wall,small cc pole, and adj. cc road corner service line wall. considering plot area as per deed draft. for b/up calculation considering proposed engineer building plan bua for valuation. provided ats draft,seller deed-2927/2024,na order-land/1095/sr/102/95 dt.11/10/1995 upper district office,jalgaon,layout plan-45 date-not readable,tpo jalgaon engineer building plan and estimate for valuation. case is review for considering bua as per provided proposed engineer building plan for calculations.

OMNI DOCS FILES

File Name

Latitude

Longitude

Go To Map

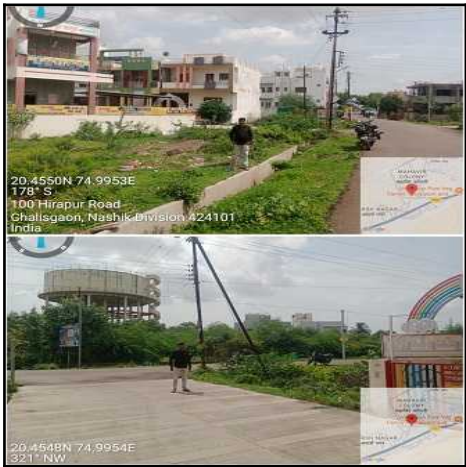
Entered By:	Vikas Patil	Entered On:	29-Jul-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
App Designation:	Technical Manager	Approved On:	29-Jul-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. the plot is demarcated using adj. wall, concrete pegs and road. the na order and approved layout received. the plot should be cleaned before cheque hand over. as on date, construction work is yet to commence on-site. the sanction building plan and estimate to be provided before funding for construction purpose. kindly note.		



Longitude: 74.9953588888889

Latitude: 20.454796666666667

Image Taken



Longitude: 74.9953588888889

Latitude: 20.454796666666667

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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