



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-66693	Application No:	77000260823
Customer Name:	Mukesh Chintaman Suryawanshi		(10167) DHULE
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Mukesh Chintaman Suryawanshi	Mobile :	7030202355 7798940242

PROPERTY ADDRESS

Property Address:	Rowhouse No.64 On Plot No.64 Sr.No.161/2 Anandvan Near Manudevi Temple Ranmala Road Mauje Avdhan Tal.Dist.Dhule.	Location:	Dhule Chaini Road
		City:	Dhule Pin Code 424001
		State:	Maharashtra Country India
Legal Address:	Rowhouse No.64 On Plot No.64 Sr.No.161/2 Anandvan Near Manudevi Temple Ranmala Road Mauje Avdhan Tal.Dist.Dhule.	Nearby Landmark:	Anandvan Near Manudevi Temple
		Collateral ID:	I26DHU001-039610

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	UNDER DEVELOPED
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Material at site:		Distance Travelled From Operating Office:	18
Nature of Location:	Urban	Distance from City Center Km:	9
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	1	1	1RK ATT BATH
First Floor	2	0	1	2BED ATT BATH
Second Floor				
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	7.5m Road	Plot No.66	Plot No.63	Plot No.65
Actual on Site	Colony Road	Plot No.66 Adj Rowhouse	Plot No.63 Adj Rowhouse	Plot No.65 Adj Rowhouse
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:

1

Constructed Rate:

1

Realizable

₹

:

2

VALUATION DETAILS

Description

Area in Sq. Ft

Rate per Sq.Ft

Amount(R)

Land

401

600

240600

(A)

Construction

575

2100

1207500

(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION

RATE

QUANTITY

AMOUNT

Desc 1

0

0

0

Desc 2

0

0

0

Desc 3

0

0

0

Desc 4

0

0

0

Desc 5

0

0

0

Desc 6

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0

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Desc 7

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0

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Desc 8

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0

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Desc 9

0

0

0

Desc 10

0

0

0

Desc 11

0

0

0

Desc 12

0

0

0

Value As On Date:

1448100

Value of extra Amenities

0

% Completion

100

Amenities %Completion

0

% Recommended

100

Amenities %Recommendation

0

Reliazable value:

1448100

Realizable value Round Off:

1448000

Realizable Value In Words:

Fourteen Lakh Forty-Eight Thousand

Visited By:

Mr. Vikas Patil

Visited on:

23-Apr-2026

Violations observed

Na

(if any):

Remarks:

null | on site gf plus ff 2bhk wc bath residential rowhouse is there. as on date all work is completed. except alu. section sliding windows. on site final finishing wip. considering plot area as per deed and bua as per sanction building plan for calculations. provided docs for valuation ats draft ,reg seller deed 553/2022 on the name of mr sushil pukhraj raka and mr bharat ghanshyam agrawal,layout copy-144/2023-24 dt.16/02/2024-dhule mnc,na-kv/06/2024 dt. 6/5/2024-tahsildar,dhule, rera-p49800078617 upto 31/03/2030,rowhouse type-a approved building plan and cc-2160 dt. 16/02/2024-dhule mnc for valuation. considering plot area 37.26 sqmt as per deed draft and bua 53.445 sqmt as per approved building plan plan for calculation. on site gf plus ff 2bhk att.bath. prime rate is considered to adopt unit value of subject rowhouse. on site anandvan project is runned by raka agrawal builders,dhule. anandvan comprising of 95 residential rowhouse units,11 shops and 2 conventional center hall. subject layout is in under development. property is in avdhan shivar, dhule mnc location.carpet area 537.67 sqft

OMNI DOCS FILES

File Name

Latitude

Longitude

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Entered By:	Vikas Patil	Entered On:	29-Apr-2026
Recommended by:		Completion Status:	Construction Is Complete
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
App Designation:	Technical Manager	Approved On:	29-Apr-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. approved building plan and cc is received. as on date construction work of property is at finishing stage. this is non apf builder purchase case, necessary approvals to be taken.		



Longitude: 74.77599833333333

Latitude: 20.84740638888889

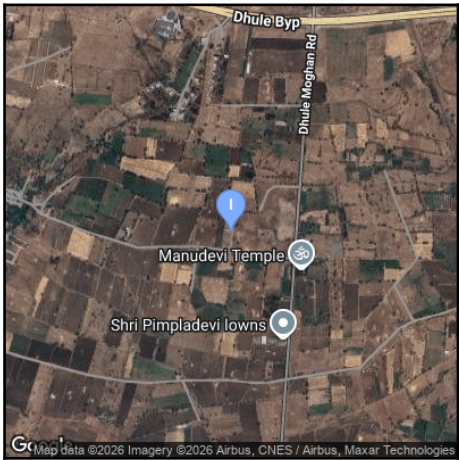
Image Taken 23-APR-2026 13:15:19



Longitude: 74.77599833333333

Latitude: 20.84740638888889

Image Taken 23-APR-2026 13:15:19



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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