



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-145397	Application No.:	77000335534
Customer Name:	Kundan Gulabrav Patil	Branch :	(10167) DHULE
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Kundan Gulabrav Patil	Mobile :	9359983327 9325995638

PROPERTY ADDRESS

Property Address:	Rowhouse On East Side Of Plot No.15b,Sr.No.80,Dwarkadish Nagar Near Kuber Nagar Sector No.3,Dongargaon Road Mauje Shahada ,Tal.Shahada Dist.Nandurbar	Location:	Shahade
Legal Address:	Rowhouse On East Side Of Plot No.15b,Sr.No.80 Dwarkadish Nagar Near Kuber Nagar Sector No.3 Dongargaon Road Mauje Shahada Tal.Shahada Dist.Nandurbar	City:	Jalgaon Pin Code 425409
		State:	Maharashtra Country India
		Nearby Landmark:	Near Kuber Nagar Sector No.3
		Collateral ID:	I26JLN409-079701

PROPERTY DETAILS

Type Of Property:	Row House	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	200
Green Housing:	No	Distance from City Center Km:	05
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	1	1	1	1RK WC BATH
First Floor	2	0	1	2BED ATT WC
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr Chaudhari	14
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	14YRS	Seller	46

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No.15a	Part Of Pl.No.15b Nalini	9m Road	Sr.No.81
Actual on Site	Plot No.15a	Part Of Pl.No.15b Nalini	9m Road	Sr.No.81
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
Total Value ₹:	2	Floorwise Usage:	GF PLUS FF 2BHK WC

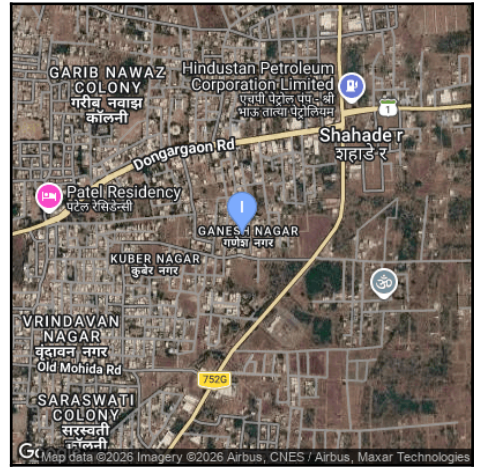
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	699	1800	1258200
Carpet Area	533	0	0
Super Built Up/Sellable Area	640	1650	1056000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2314200
% Recommended	100	Realizable Value:	2314000

Realizable Value In Words : Rupees Twenty-Three Lakh Fourteen Thousand

Visited By:	Mr. Vikas Patil	Visited on:	26-Aug-2026
Violations observed (if any):	Na		
Remarks:	null on site gf plus ff 2bhk wc bath rowhouse. considering plot area and bua area as per provided deed and sanction building plan. provided ats draft,seller deed-2343/2012,sanction building plan and cc-409 dt.20/4/2012 tpo nandurbar,layout plan-535 dt.17/4/2002 tpo dhule,7/12 extract,na order-4/2002 dt.11/07/2002 sdo taloda for valuation.rate considered to match market value of property.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Vikas Patil	Entered On:	26-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	26-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is resale purchase case. the na order, layout, and extract 7/12 received. the building plan and permission issued by tpo. the age of the property is 14 years. the plot area as per deed and bua as per sanction building plan is considered for the valuation. the depreciated construction rate considered. the property is situated in developing area and within the limit of municipal council.		



Longitude: 74.4830797222223
Latitude: 21.545840000000002
Image Taken

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Latitude: 21.545840000000002
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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