



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152222	Application No.:	77000346722
Customer Name:	Mukesh Chohan	Branch :	(10019) JALGAON
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Mukesh Chohan	Mobile :	7972439102 9552289967

PROPERTY ADDRESS

Property Address:	Flat No. 304(Second Floor), Siddhivinayak Pride, ,Plot No. 61 To 64, Survey No. 456/2, Raisoni Nagar,Near Landorkhori Garden, On Mohadi Road, ,Mehrun Shivar, Tal. And Dist. Jalgaon.	Location:	Jalgaon Bazar		
Legal Address:	Flat No. 304(Second Floor), Siddhivinayak Pride, Plot No. 61 To 64, Survey No. 456/2, Raisoni Nagar, Near Landorkhori Garden, On Mohadi Road, Mehrun Shivar, Tal. And Dist. Jalgaon.	City:	Jalgaon	Pin Code	425001
		State:	Maharashtra	Country	India
		Nearby Landmark:	Raisoni Nagar, Near Landorkhori Garden,		
		Collateral ID:	I26JLN001-083185		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	7	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	14
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
First Floor				
Second Floor	3	1	2	2BHK
Third Floor				
Other2				
Ground Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	00
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	Flat No. 306, Duct And Lobby	Flat No. 302 And Duct	Marginal Space In Passage	Duct And Staircase
Actual on Site	Flat No. 306, Duct And Lobby	Flat No. 302 And Duct	Marginal Space In Passage	Duct And Staircase
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
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:	THE SUBJECT PROPERTY

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	638	0	0
Super Built Up/Sellable Area	829	6800	5637200
Built Up Area	677	0	0
Other 2	1	0	0
% Completion	100	TOTAL	5637200
% Recommended	100	Realizable Value:	5637000

Realizable Value In Words : Rupees Fifty-Six Lakh Thirty-Seven Thousand

Visited By:	Mr. Kalpesh Patil	Visited on:	04-Sep-2026
Violations observed (if any):			
Remarks:	null provided the copy of draft agreement to sale on the name of mukesh chohan, gift deed on the name of aakash ravindra potdar having doc. no. 4224/2021, deed of declaration on the name of siddhivinayak pride having doc. no. 107/2024, approved layout by adtp, jalgaon, approved building plan no. 063 dated 31/08/2023 by municipal corporation jalgaon, commencement certificate no. 063 dated 31/08/2023 by municipal corporation jalgaon, amalgamation plan no. 2098 dated 29/02/2022 by municipal corporation jalgaon, amalgamation certificate no. 2098 dated 29/02/2022 by municipal corporation jalgaon, rera no. p49900076685 valid upto 31/03/2027, na order no. land/1097/sr/248/98 dated 29/06/1998 by collector jalgaon for valuation. the undivided share of land area is 243 sqft and flat built up area is taken as per provided draft agreement to sale and approved building plan for valuation calculation. as per site built up area is more than approved building plan. on carpet area 30 loading is added so super built up area is 829 sqft is considered.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

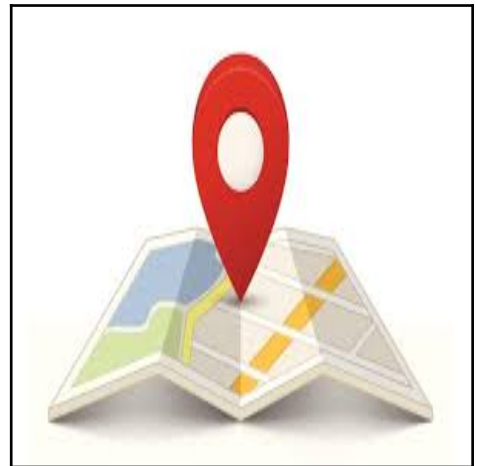
Entered By:	Kalpesh Patil	Entered On:	04-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	04-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. rera certificate received. the building plan and commencement certificate issued by jmc. a necessary approvals to be taken for non apf case.		



Longitude: 75.5500730555556
Latitude: 20.9753336111111
Image Taken 04-SEP-2026 14:04:35



Longitude: 75.5493225
Latitude: 20.9768533333333
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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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