



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-172956	Application No.:	77000367387
Customer Name:	Sabir Shah Najir Shah	Branch :	(10048) AKOLA
Product Name:	HI - Ag Regular - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	Technical Agency
Contact Name:	Sabir Shah Najir Shah	Mobile :	8390308182 8698925342

PROPERTY ADDRESS

Property Address:	Plot No 65-A, Fs No 34/2, Mouje Mehakar Bhag 1, ,Near Sant Sena Maharaj Mandir, Shikshak Colony,,Amgaon Road, Tq Mehkar Dist Buldhana 443301	Location:	Mehekar
		City:	Buldhana Pin Code 443301
		State:	Maharashtra Country India
Legal Address:	Plot No 65-A, Fs No 34/2, Mouje Mehakar Bhag 1, Near Sant Sena Maharaj Mandir, Shikshak Colony, Jamgaon Road, Tq Mehkar Dist Buldhana 443301	Nearby Landmark:	Near Sant Sena Maharaj Mandir, Shikshak
		Collateral ID:	I26BLD301-096213

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	200
Green Housing:	No	Distance from City Center Km:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Second Floor				
Other1				
Other2				
Ground Floor	2	1	1	1 BHK LAT BATH
First Floor	1			1 HALL

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Dilip Sharma	03
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2023	Seller	57

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Road	Plot No 58	Plot No 65-B	Plot No 66
Actual on Site	Road	Plot No 58	Plot No 65-B	Plot No 66
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:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	888	2200	1953600
Carpet Area	520	0	0
Super Built Up/Sellable Area	650	2200	1430000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	3383600
% Recommended	100	Realizable Value:	3384000

Realizable Value In Words : Rupees Thirty-Three Lakh Eighty-Four Thousand

Visited By:	Vedant Associates_Hfc	Visited on:	09-Oct-2026
Violations observed (if any):			
Remarks:	null mr. dilip sharma is owner of the property as per provided ats and mr. sabir shah najir shah is borrower of the property. total plot area of plot no.65-a is 82 .5 sqm i.e. 888 sqft. said property having ground and first floor construction. total b/up area of g.f. ia 650- sqft and firs at floor b/up area is 408 sqft. ground floor having 1 bhk wc bath and first floor having 1 hall with g.i. sheet roof structure. first floor g.i. sheet area not consider for valuation. said property coming under municipal council mehkhar limit. ats, owner sale deed (4229/2015) , subdivision plan and permission,7/12,gaon namuna 6 area provided for valuation. na order and layout map of mrc no. nap-34/ mehkhar/7/2000-2001 date.8/3/2001 sanction by sdo mehkhar, as per actual on site gf rcc builtup area is 650 sqft and ff gi roof builtup area is 408 sqft we have consider only gf builtup area for valuation i e 650 sqft.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:

Vedant Associates_Hfc Gawande

Recommended by:

Recommender's Comment:

Entered On:

12-Oct-2026

Completion Status:

Constructed

Approver Name:

Ashay Khade

Designation:

Technical Manager

Approver Recommendation :

RECOMMENDED

Conditional Remark:

Approver's Comment:

ok to proceed under ag product. only ground floor rcc bua is considered for valuation.



Longitude: 76.58311666666667
Latitude: 20.160708055555553
Image Taken 09-OCT-2026 14:28:41



Longitude: 76.5824425
Latitude: 20.160376944444444
Image Taken 09-OCT-2026 14:22:41



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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