

Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-153486	Application No:	77000343688
Customer Name:	Kailas Ramgir Giri		(10053) AURANGABAD
Product Name:	HI - Ag Regular - Self Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	In House
Contact Name:	Kailas Ramgir Giri	Mobile :	9404870389 9075981672

PROPERTY ADDRESS

Property Address:	Proposed Residential Bungalow On Plot No.42, Gut No.05, Mikat No.1559/42, Krushnakunj Phase-2Near Mahadev Mandir, At Shekhapur, Tal And Dist Chh. Sambhajinagar (Aurangabad)	Location:	Aurangabad H.O
		City:	Aurangabad Pin Code 431001
		State:	Maharashtra Country India
Legal Address:	Proposed Residential Bungalow On Plot No.42, Gut No.05, Mikat No.1559/42, Krushnakunj Phase II, Near Mahadev Mandir, Punya Nagar Road At Shekhapur, Tal And Dist Chh. Sambhajinagar (Aurangabad)	Nearby Landmark:	Krushnakunj Phase II, Near Mahadev
		Collateral ID:	I26AUR001-083740

PROPERTY DETAILS

Type Of Property:	Bungalow	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:	No	Property Location:	Development Authority
Material at site:		Distance Travelled From Operating Office:	40
Nature of Location:	Urban	Distance from City Center Km:	20
Green Housing:	Yes	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	2	1	1	PRAPOSED 1 BHK WITH WC BATH
First Floor	2	1	1	PRAPOSED 1 BHK WITH WC BATH
Second Floor				

NDMA Details

Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	4
Flood Prone Area	No	CRZ	2

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	600	1800	1080000 (A)
Construction	900	1800	1620000 (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:	1809000	Value of extra Amenities	0
% Completion	45	Amenities %Completion	0
% Recommended	45	Amenities %Recommendation	0
Reliazable value:	2700000	Realizable value Round Off:	2700000

Realizable Value In Words: Twenty-Seven Lakh

Visited By: Mr. Subhash Band Visited on: 07-Sep-2026

Violations observed