



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-151075	Application No.:	77000347999
Customer Name:	Shaikh Qasim Umar Rafique Ahmad	Branch :	(10019) JALGAON
Product Name:	HI - Ag Dreamz - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR DREAMZ	Visited User Type:	In House
Contact Name:	Shaikh Qasim Umar Rafique Ahmad	Mobile :	9096878612 9552289967

PROPERTY ADDRESS

Property Address:	East South Corner Part No. 04, Plot No. 02, ,Gat No. 239/240/241/242/1/242/2, Fatema Nagar Area,Near Karim Nagar, ,Manyarkhede Shivar, Tal. And Dist. Jalgaon.	Location:	Jalgaon Bazar
		City:	Jalgaon Pin Code 425001
		State:	Maharashtra Country India
Legal Address:	East South Corner Part No. 04, Plot No. 02, Gat No. 239/240/241/242/1/242/2, Fatema Nagar Area, Near Karim Nagar, Manyarkhede Shivar, Tal. And Dist. Jalgaon.	Nearby Landmark:	Fatema Nagar Area, Near Karim Nagar,
		Collateral ID:	I26JLN001-083177

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:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Natute of Location:	Urban	Distance Travelled From Operating	18
Green Housing:	No	Distance from City Center Km:	7
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	1BHK
First Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Shaikh	15
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good		Rented	45

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No. 03	Part No. 03 In Plot No. 02	Part No. 05 In Plot No. 02	09.00 M Road And Usage
Actual on Site	Plot No. 03	Part No. 03 In Plot No. 02	Part No. 05 In Plot No. 02	09.00 M Road And Usage
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	799	1500	1198500
Carpet Area	277	0	0
Super Built Up/Sellable Area	333	1700	566100
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1764600
% Recommended	100	Realizable Value:	1765000
Realizable Value In Words : Rupees Seventeen Lakh Sixty-Five Thousand			

Visited By:	Mr. Kalpesh Patil	Visited on:	03-Sep-2026
Violations observed (if any):			

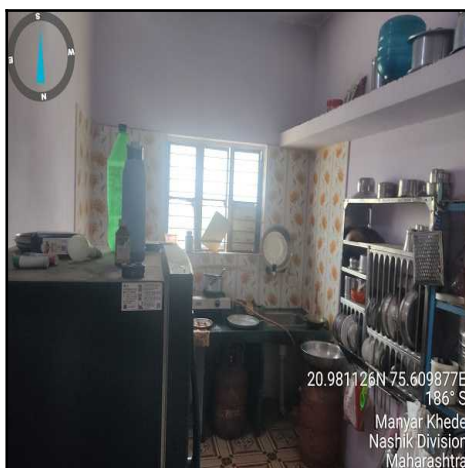
Remarks:	null provided the copy of draft agreement to sale on the name of shaikh qasim umar rafique ahmad and shaikh fajilat jaha kasim umar, seller sale deed on the name of sahara bi shaikh sadik khatik having doc. no. 200/2023, building plan issue by grampancyat of manyarkhede, na order no. land/1/102004/sr/113/02 by collector jalgaon, latest 7/12 extract for valuation. the land area and built up area is taken as per provided draft agreement to sale and provided building plan for valuation calculation.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

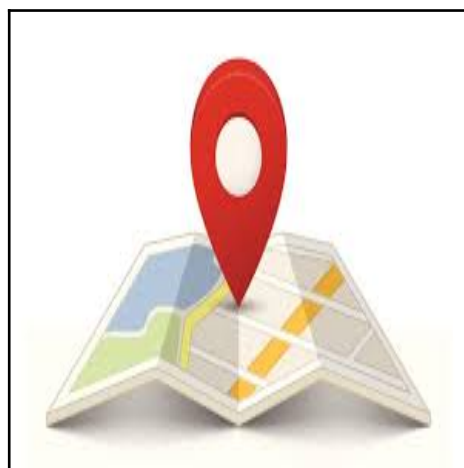
Entered By:	Kalpesh Patil	Entered On:	04-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	04-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under agd. this is resale purchase case. the building plan issued by gram panchayat. the plot area as per deed and built-up area as per plan is considered for the valuation. the age of the property is 15 years. a tenant noc must be obtained.		



Longitude: 75.60995666666666
Latitude: 20.981098055555552
Image Taken 03-SEP-2026 13:58:58



Longitude: 75.60987694444444
Latitude: 20.981125555555554
Image Taken 03-SEP-2026 13:57:46



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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