



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149824	Application No.:	77000345558
Customer Name:	Asif Fakirmahmad Shaikh	Branch :	(10147) AHMEDNAGAR
Product Name:	HI - Ag Regular - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR	Visited User Type:	In House
Contact Name:	Asif Fakirmahmad Shaikh	Mobile :	8605096509 8459691216

PROPERTY ADDRESS

Property Address:	Plot No 36 (South Side Part), Sr No 68/1/2/4,,Opposite To Bharat Bakery, Bajrang Chowk,,At Bolhegaon, Tal Dist Ahilyanagar (Ahmednagar)	Location:	Midc		
		City:	Ahmednagar	Pin Code	414111
		State:	Maharashtra	Country	India
Legal Address:	Plot No 36 (South Side Part), Sr No 68/1/2/4, Opposite To Bharat Bakery, Bajrang Chowk, At Bolhegaon, Tal Dist Ahilyanagar (Ahmednagar)	Nearby Landmark:	Opposite To Bharat Bakery, Bajrang		
		Collateral ID:	I26ADR111-082953		

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:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	1
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Other1				
Other2				
Ground Floor	2	1	1	01BHK
First Floor	3		1	03BEDROOM
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Mr. Kumavat	21
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	21	Seller Occupied	39

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No 66	Road	Plot No 36 Part	Plot No 37
Actual on Site	Adjacent Property (Plot No 66)	Road	Adjacent Property (Plot No 36)	Adjacent Property (Plot No 37)
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	null	Land/Build up/Saleable Rate	null
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1009	2700	2724300
Carpet Area	1073	0	0
Super Built Up/Sellable Area	1288	2000	2576000
Wall Compound	1	150000	150000
Other 2	1	0	0
% Completion	100	TOTAL	5450300
% Recommended	100	Realizable Value:	5450000

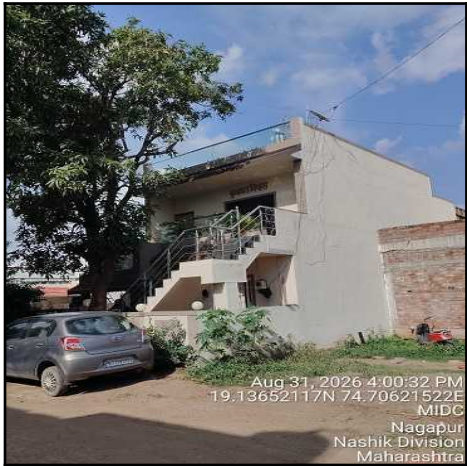
Realizable Value In Words : Rupees Fifty-Four Lakh Fifty Thousand

Visited By:	Mr. Dipak Gunjal	Visited on:	31-Aug-2026
Violations observed (if any):			

Remarks:	null /// 1) draft made between devidas pundalik kumawat and asif fakirmahammad shaikh. 2) saler sale deed made between sunita vijay nandurkar and devidas pundalik kumawat reg no 2158/2000. dated 05/07/2000. 3) na order issued by collector, ahmednagar reg no maha/karya 3b/nasr/83 dated 07/06/1982.4) building plan issued by engineer arvind vitthal dhawale reg no ddmcn/r/2024/apl/01184. 5) provided layout is not clear readable. // remarks 1) plot area as per sale deed and built up area as per building plan is considered for the valuation.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

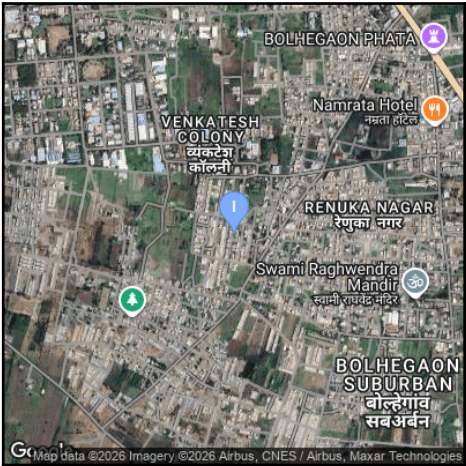
Entered By:	Dipak Gunjal	Entered On:	03-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	03-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is resale purchase case. the property is 21 years old. the property is well maintained on-site. the na order, layout and engineer building plan received. the plot area as per deed and bua ad sanction plan is considered.		



Longitude: 74.706215
Latitude: 19.1365211111111
Image Taken 31-AUG-2026 16:00:32



Longitude: 74.7063161111111
Latitude: 19.1366405555555
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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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