



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-141269	Application No.:	77000338452
Customer Name:	Sarvar Husain Baksullah Khan	Branch :	(10034) SATARA
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sarvar Husain Baksullah Khan	Mobile :	9673383907 7773932393

PROPERTY ADDRESS

Property Address:	Flat No 101, Stilt Floor, Kazi Manjil, Cts No 2001,At Kasabe Wai Tal Wai And Dist Satara	Location:	Wai		
		City:	Satara	Pin Code	412803
		State:	Maharashtra	Country	India
Legal Address:	Flat No 101, Stilt Floor, Kazi Manjil, Cts No 2001 At Kasabe Wai Tal Wai And Dist Satara	Nearby Landmark:	Near Masjid		
		Collateral ID:	I26SRA803-082535		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Nature of Location:	Urban	Distance Travelled From Operating	30
Green Housing:	No	Distance from City Center Km:	5
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				
Stilt Floor	2	1	1	1 BHK

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Saba Dange	11
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2 YEARS	Tenant Occupied	49

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Internal Space Of Building	Flat No 104	Staircase/ Flat No 102	Internal Space Of Building
Actual on Site	Side Margin	Flat No 104	Staircase/ Flat No 102	Side Margin
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:	RESIDENTIAL BUILDING

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	471	0	0
Super Built Up/Sellable Area	565	3000	1695000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1695000
% Recommended	100	Realizable Value:	1695000
Realizable Value In Words : Rupees Sixteen Lakh Ninety-Five Thousand			

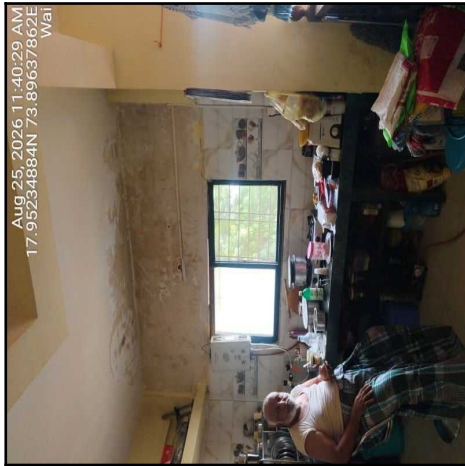
Visited By:	Propedg Valuations Pvt Ltd_Solapur_Hfc	Visited on:	25-Aug-2026
Violations observed (if any):	Niil		
Remarks:	null 1) this captioned case is hl rhl home purchase resale 2) technical visit done by uday and report made by vaishnavi 3) latitude 17.952302 longitude 73.896389 4) confirmation deed between altaf husen fasiuddin kazi and others reff no 4839/2015, dt 28/12/2015 5) commencement certificate is issued by wai municipal council reff no bp/63/2012-13, dt 07/01/2012 6) building plan is issued by wai municipal council reff no bp/63/2012-13, dt 07/01/2012 7) draft deed between shahanaj husen kazi, assiya altafhusen kazi and sarwar hussain baksullah khan 8) bua is consider as per sale deed 9) property is identified through provided details and person met on site 10) building name, society name board and flat no is not observed on site		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
TIMEPHOTO_20260825_113849.JPG	0.0	0.0	
TIMEPHOTO_20260825_114029.JPG	0.0	0.0	
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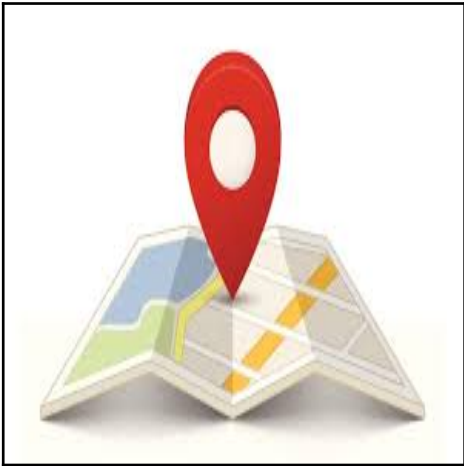
Entered By:	Propedge Valuations Pvt L	Entered On:	31-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Chaitanya Koshatwar	Approver ID:	HE012261
Designation:	Technical Manager	Approved On :	31-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended property to be vacant before cheque handover		



Longitude: 73.89638900000001
Latitude: 17.952302
Image Taken 25-AUG-2026 11:38:47



Longitude: 73.89638900000001
Latitude: 17.952302
Image Taken 25-AUG-2026 11:40:29



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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