



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-125011	Application No.:	77000320562
Customer Name:	Sanatan Mark Uzagare	Branch :	(10147) AHMEDNAGAR
Product Name:	HI - RHI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Sanatan Mark Uzagare	Mobile :	9146299327 7776814948

PROPERTY ADDRESS

Property Address:	Row House Bungalow C, Plot No 1/5/3, Sr No,105/2/105/3 Near Sarvamangal Sanskrutik Bhavan ,Saras Nagar Road, Kanade Mala Road, At Maliwada,Tal Dist Ahilyanagar (Ahmednagar)	Location:	H.O
Legal Address:	Row House Bungalow C, Plot No 1/5/3, Sr No 105/2/105/3, Near Sarvamangal Sanskrutik Bhavan, Saras Nagar Road, Kanade Mala Road, At Maliwada, Tal Dist Ahilyanagar (Ahmednagar)	City:	Ahmednagar Pin Code 414001
		State:	Maharashtra Country India
		Nearby Landmark:	Near Sarvamangal Sanskrutik Bhavan,
		Collateral ID:	I26ADR001-073851

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:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	20
Green Housing:	No	Distance from City Center Km:	2
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor	2	1	1	01BHK
Second Floor	2		1	02BEDROOMS
Other1				
Other2				
Ground Floor	1		1	01 BEDROOM

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	0
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	12 Meter Wide Dp Road	Adjacent Sr No 105/1	Sr No 105/2/105/3 Plot No	Sr No 105/2/105/3 Plot No
Actual on Site	Road	Adjacent Open Plot	Adjacent Row House	Open Plot
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	912	4000	3648000
Carpet Area	1239	0	0
Super Built Up/Sellable Area	1425	2000	2850000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	6498000
% Recommended	100	Realizable Value:	6498000

Realizable Value In Words : Rupees Sixty-Four Lakh Ninety-Eight Thousand

Visited By:	Mr. Dipak Gunjal	Visited on:	11-Aug-2026
Violations observed (if any):			
Remarks:	null /// documents 1) draft made between sushma lalit ujugare and harshal lalit karnawat other 2. 2) sanctioned building plan and commencement issued by municipal corporation, ahmednagar certificate no ddmcn/b/2024/apl/07613 dated 07/10/2024. 3) sanctioned layout is final sanctioned by assistant director, town planning, municipal corporation, ahmednagar reg no t.p. 402 dated 19/05/2023. 4) payment of non agricultural tax notice issued by tahsildar, nagar reg no kavi/jamin/a.v.a/st/219/2017 dated 01/11/2017. /// remark 1) plot are and built up area as per sanctioned building plan is considered for the valuation.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

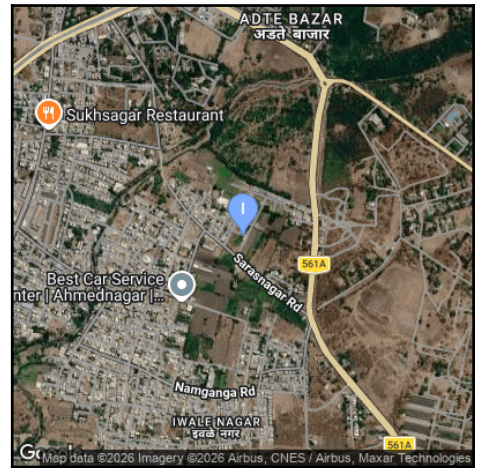
Entered By:	Dipak Gunjal	Entered On:	11-Aug-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	11-Aug-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is builder purchase case. the construction work is completed. a necessary approvals to be taken for non-apf builder purchase case.		



Longitude: 74.7493822222222
Latitude: 19.0834038888889
Image Taken 11-AUG-2026 13:03:03



Longitude: 74.749365
Latitude: 19.083640277777775
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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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