



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-153044	Application No.:	77000342046
Customer Name:	Nanasaheb Jagannath Jawale	Branch :	(10147) AHMEDNAGAR
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Nanasaheb Jagannath Jawale	Mobile :	9011452573 9923549535

PROPERTY ADDRESS

Property Address:	Row House No 8 Plot No 199 To 201/8 Sr No 88/2/110, And 1a And 1b/1 To 4/110 And 2/111 And 1 And 2, Old ,Sr No 98/2, 120/1a, 120/1b/1/2/3/4, 120/2, 121/1/2, Jp Row Housing Scheme, At Navnagapur Ahilyanagar	Location:	Midc
Legal Address:	Row House No 8 Plot No 199 To 201/8 Sr No 88/2/110 And 1a And 1b/1 To 4/110 And 2/111 And 1 And 2, Old Sr No 98/2, 120/1a, 120/1b/1/2/3/4, 120/2, 121/1/2, Jp Row Housing Scheme, Near Disha Park, Sairaj Nagar, Gajanan Colony, At Navnagapur, Tal And Dist Ahilyanagar (Ahmednagar)	City:	Ahmednagar Pin Code 414111
		State:	Maharashtra Country India
		Nearby Landmark:	Near Disha Park, Sairaj Nagar, Gajanan
		Collateral ID:	I26ADR111-089039

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:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	20
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
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor	1	1	1	HALL AND KITCHEN

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	00
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	Plot No 216	9 Meter Road	Plot No 199 To 201/7 Row	Plot No 199 To 201/9 Row
Actual on Site	Open Plot	Road	Row House No 7	Row House No 9
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:	

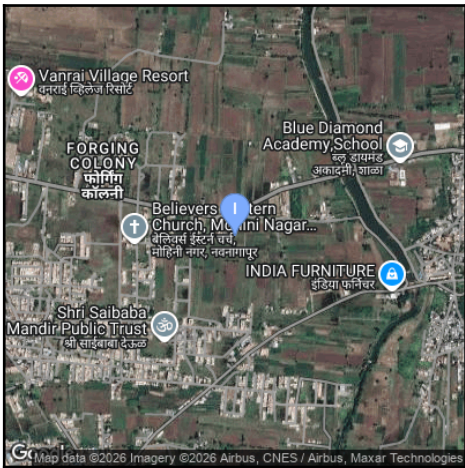
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	489	2200	1075800
Carpet Area	255	0	0
Super Built Up/Sellable Area	306	2200	673200
Wall Compound	1	100000	100000
Other 2	1	0	0
% Completion	100	TOTAL	1849000
% Recommended	100	Realizable Value:	1849000

Realizable Value In Words : Rupees Eighteen Lakh Forty-Nine Thousand

Visited By:	Mr. Dipak Gunjal	Visited on:	08-Sep-2026
Violations observed (if any):			
Remarks:	null /// documents 1) draft made between poonam nanasaheb jawale, nanasaheb jagganath jawale and mahesh pandurang jadhav, jayshree uttam pathare. 2) na order issued by collector, ahmednagar, reg no maha/karya3b/n.a.s.r/397/2007 date 11/02/2008. 3) sanction layout issued by assistant director, town planning ahmednagar dated 23/10/2007. 4) builder sale deed made between mahesh pandurang jadhav, jayshree uttam pathare and sumesh bansilal jaggi reg no 7522/2025 dated 18/10/2025. 5) sanctioned layout issued by assistant director of town planning, ahilyanagar dated 30/07/2026. /// remarks 1) plot area and built up area as per sanctioned building plan is considered for the valuation. 2) report is reviwed for construction rate revision. 3) report is reviwed for address correction.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Dipak Gunjal	Entered On:	22-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	22-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. a necessary approvals to be taken for non apf case. the report is reviewed to update the address and value as per market references.		



Longitude: 74.7145452777779
Latitude: 19.162411944444443
Image Taken 08-SEP-2026 13:05:04

Longitude: 74.71194166666668
Latitude: 19.167738611111112
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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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