




Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID: HRQ-26-91126

Application No: 77000277649

Customer Name: Manisha Nitin Dahivale

(10053) AURANGABAD

Product Name: HI - Ag Regular - Self Construction - Under Construction

BSM/RM Name: Los\_Channel

Loan Property Type: APNA GHAR

Visited User Type: Technical Agency

Contact Name: Manisha Nitin Dahivale

Mobile : 9226932286 8983555533

PROPERTY ADDRESS

Property Address: Proposed Bungalow On Plot No.11, Survey No.136, CtsNo.2618, Mch No.4563/51, At Rajashree Shahu Graha Nirman Sahakari Sanstha, Paithan , Tal Paithan And Dist. Chh.Sambhajinagar (Aurangabad)

Location: Paithan

City: Aurangabad

Pin Code 431107

State: Maharashtra

Country India

Legal Address: Proposed Bungalow On Plot No.11, Survey No.136, Cts No.2618, Mch No.4563/51, At Rajashree Shahu Graha Nirman Sahakari Sanstha, Paithan, Tal Paithan And Dist. Chh.Sambhajinagar (Aurangabad)

Nearby Landmark: Rajashree Shahu Graha Nirman Sahakari

Collateral ID: I26AUR107-077388

PROPERTY DETAILS

Type Of Property: Bungalow

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: Municipal Council

Material at site: Sand, Cement, Steel Etc.

Distance Travelled From Operating Office: 100

Nature of Location: Urban

Distance from City Center Km: 03

Green Housing: No

Report Condition: Property Visited Report

UNIT DETAILS

| Detail       | No. of Rooms | No. of Kitchens | No of Bathrooms | Usages & Remark           |
|--------------|--------------|-----------------|-----------------|---------------------------|
| Ground Floor | 2            | 1               | 2               | PROPOSED 1BHK AND PARKING |
| First Floor  |              |                 |                 |                           |
| Second Floor |              |                 |                 |                           |
| Plot         |              |                 |                 |                           |

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: 0

Constructed Rate: 0

Realizable ₹ : 1

VALUATION DETAILS

| Description  | Area in Sq. Ft | Rate per Sq.Ft | Amount(R)   |
|--------------|----------------|----------------|-------------|
| Land         | 1067           | 2000           | 2134000 (A) |
| Construction | 847            | 2000           | 1694000 (B) |

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

| DESCRIPTION | RATE | QUANTITY | AMOUNT |
|-------------|------|----------|--------|
| Desc 2      | 0    | 0        | 0      |
| Desc 3      | 0    | 0        | 0      |
| Desc 4      | 0    | 0        | 0      |
| Desc 5      | 0    | 0        | 0      |
| Desc 6      | 0    | 0        | 0      |
| Desc 7      | 0    | 0        | 0      |
| Desc 8      | 0    | 0        | 0      |
| Desc 9      | 0    | 0        | 0      |
| Desc 10     | 0    | 0        | 0      |
| Desc 11     | 0    | 0        | 0      |
| Desc 12     | 0    | 0        | 0      |
| Desc 1      | 0    | 0        | 0      |

Value As On Date: 2472800

Value of extra Amenities 0

% Completion 20

Amenities %Completion 0

% Recommended 20

Amenities %Recommendation 0

Reliazable value: 3828000

Realizable value Round Off: 3828000

Realizable Value In Words: Thirty-Eight Lakh Twenty-Eight Thousand

Visited By: Ganesh Bhanudas Rathod\_Hfc

Visited on: 07-Aug-2026

Violations observed Na