



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-146885	Application No.:	77000332454
Customer Name:	Ganesh Ramdas Wakhare	Branch :	(10053) AURANGABAD
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:	Ganesh Ramdas Wakhare	Mobile :	8262882010 9511302929

PROPERTY ADDRESS

Property Address:	Plot No. 68, Gat No.17, Behind Sai Mangal Karyalay, Sai Nagar At Padegaon, Tal And Dist. ,Chh. Sambhajinagar (Aurangabad)	Location:	Aurangabad H.O
		City:	Aurangabad Pin Code 431001
		State:	Maharashtra Country India
Legal Address:	Plot No. 68, Gat No.17, Behind Sai Mangal Karyalay, Sai Nagar At Padegaon, Tal And Dist. Chh. Sambhajinagar (Aurangabad)	Nearby Landmark:	Behind Sai Mangal Karyalay
		Collateral ID:	I26AUR001-087781

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 Corporation
Nature of Location:	Urban	Distance Travelled From Operating	20
Green Housing:	No	Distance from City Center Km:	
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	3	1	1	2 BHK WITH WC BATH
First Floor				
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	2
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	58

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No.73	20 Ft. Road	20 Ft. Road	Plot No.69
Actual on Site	Plot No.73	20 Ft. Road	20 Ft. Road	Plot No.69
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	4
Flood Prone Area	No	CRZ	2

VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	800	3000	2400000
Carpet Area	666	0	0
Super Built Up/Sellable Area	800	1800	1440000
Borewell And Other	1	60000	60000
Other 2	1	0	0
% Completion	100	TOTAL	3900000
% Recommended	100	Realizable Value:	3900000
Realizable Value In Words : Rupees Thirty-Nine Lakh			

Visited By:	Mr. Subhash Band	Visited on:	28-Aug-2026
Violations observed (if any):			

Remarks:	null in this case we received documents are 1) draft of ats on name of mrs. meena ganesh wakhare 2) reg sale deed ref no. 796/ 2024, 3) plot area considered as per sale deed 4) engg. building plan provided agasti associates digital singed dated on 17-09-2026, 5) na order issued by tahsildar dated on 25-1-2023, 6) tentative layout plan 7) plot area considered from sale deed 8) built-up area considered from provided building plan // case reviewed for release valuation as per revised building plan
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Subhash Band	Entered On:	18-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	18-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed under ag. this is resale purchase case. na order, tentative layout, engineer building plan received. the age of the property is 02 years. the built-up area within permissible limit is considered for the valuation.		



Longitude: 75.27853361111111
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Image Taken

Longitude: 75.27853361111111
Latitude: 19.88185111111111
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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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