



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-164893	Application No.:	77000356615
Customer Name:	Rajdar Khan Usman Khan Pathan	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:	Rajdar Khan Usman Khan Pathan	Mobile :	9850443390 7276659767

PROPERTY ADDRESS

Property Address:	Plot No.19, Cts No.15843, Sheet No. 280/283, Near,Kirda Sankul, Behind Hanuman Mandir, Shambhu Nagar, At Shahanoorwadi, Tal And Dist. Chh. Sambhaji ,Nagar (Aurangabad)	Location:	Aurangabad H.O		
		City:	Aurangabad	Pin Code	431001
Legal Address:	Plot No.19, Cts No.15843, Sheet No. 280/283, Near Kirda Sankul, Behind Hanuman Mandir, Shambhu Nagar, At Shahanoorwadi, Tal And Dist. Chh. Sambhaji Nagar (Aurangabad)	State:	Maharashtra	Country	India
		Nearby Landmark:	Near Kirda Sankul, Behind Hanuman		
		Collateral ID:	I26AUR001-090077		

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	AVERAGE
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	5
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	0	1	3 ROOMS AND WC BATH
First Floor	3	0	1	3 TIN ROOF 1 WC BATH
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Tenant	5
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2026	Tenant	55

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	15 Ft. Wide Road	5 Ft. Wide Road	Survey No.16/Part	Plot No. 20
Actual on Site	15 Ft. Wide Road	5 Ft. Wide Road	Road	Adj. Property Of Mr. Ajhar
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:	RESIDENTIAL

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	600	3800	2280000
Carpet Area	400	0	0
Super Built Up/Sellable Area	500	1400	700000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2980000
% Recommended	100	Realizable Value:	2980000
Realizable Value In Words : Rupees Twenty-Nine Lakh Eighty Thousand			

Visited By:	Mr. Subhash Band	Visited on:	23-Sep-2026
Violations observed (if any):	Na		
Remarks:	null in this case we received documents are 1) draft of ats on name of mr. rajdar khan usman khan pathan and mr. umer khan rajdar khan pathan from mr. mohsin rashid shaikh, 2) sale deed of previous owner reg vide no. 7002/2023, 3) copy of pr card on previous owner name pu id 50105573056, 4) engg. building plan provided by engg. a.p. nannore a.p.n. architecture ca-118560, 5) plot area considered as per sale deed 6) built-up area considered as per engg. building plan of g.f. 500 sq.ft. as per site tin stucture on f.f. observed which is not considered for valuation// as per site observed that there is common staire case for f.f. with adj. property // customer given mail confirmation regarding he will construct partion wall subject property and adjucent property also construct kitchen platform		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map
MAIL CONFIRMATION OF CUSTOMER.PDF			

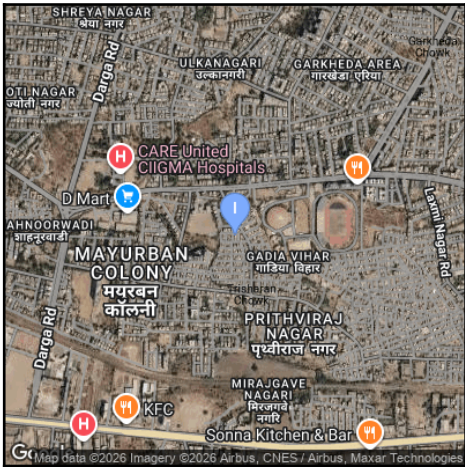
Entered By:	Subhash Band	Entered On:	23-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	23-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. this is resale purchase case. the pr card and engineer building plan received. the property is 05 years old and tenant occupied. a tenant noc must be documented. the bua within the permissible limit is considered for the valuation. a customer correspondence confirmation and undertaking has been documented stating that the partition wall between the specified property and the adjoining property, along with the kitchen platform, will be constructed prior to the cheque handed over.		



Longitude: 75.34071333333333
Latitude: 19.857034444444444
Image Taken



Longitude: 75.34071333333333
Latitude: 19.857034444444444
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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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