



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-165409	Application No.:	77000353052
Customer Name:	Kalpesh Nandkishor Ingle	Branch :	(10048) AKOLA
Product Name:	HI - Ag Regular - Plot + Construction - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Kalpesh Nandkishor Ingle	Mobile :	9623763660 8858754338

PROPERTY ADDRESS

Property Address:	Plot No 34, Shet Survey No 20/1 (Part), Cts No , 26/1/34, Nz Sheet No 58, Mouje Malkapur,,Near Omkareshwar Shiv Temple, Bajoriya Layout,,Kaulkhed Road Akola, Tq And Dist Akola 444004	Location:	Gandhinagar
Legal Address:	Plot No 34, Shet Survey No 20/1 (Part), Cts No 26/1/34, Nz Sheet No 58, Mouje Malkapur, Near Omkareshwar Shiv Temple, Bajoriya Layout, Hingna Road, Kaulkhed Road Akola, Tq And Dist Akola 444004	City:	Akola Pin Code 444004
		State:	Maharashtra Country India
		Nearby Landmark:	Near Omkareshwar Shiv Temple, Bajoriya
		Collateral ID:	I26AKL004-092939

PROPERTY DETAILS

Type Of Property:	Land-Residential	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	0	Class Of Locality:	Developed
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Nature of Location:	Urban	Distance Travelled From Operating	6
Green Housing:	No	Distance from City Center Km:	3
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	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	Plot No 35	Plot No 33	Layout Road	Service Lane And Then
Actual on Site	Plot No 35 // House Of Sabale	Plot No 33 // House Of Ingle	Layout Road	Service Lane And Then
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	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	AS ON DATE PLOT IS

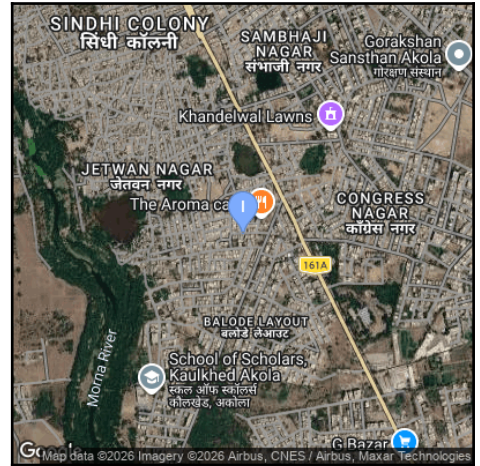
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1614	4800	7747200
Carpet Area	640	0	0
Super Built Up/Sellable Area	800	1800	1440000
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	9187200
% Recommended	0	Realizable Value:	9187000

Realizable Value In Words : Rupees Ninety-One Lakh Eighty-Seven Thousand

Visited By:	Mr. Akshay Dhanokar	Visited on:	23-Sep-2026
Violations observed (if any):			
Remarks:	null 1) it is resale plot purchase plus proposed 2 bhk construction case. 2) as on date plot is vacant and demarcated by 2 adjacent sides of existing houses and 1 side of service lane, and 1 side is road. 3) we have received sale deed draft between kalpesh nandkishor ingale and sanjay bhaurao dhannnasare 4) we have received seller sale deed in the name of sanjay bhaurao dhannnasare of deed no 252/1998 dt. 08/06/1998 5) we have received na order and sanctioned layout map of mrc no nap 34/malkapur24/1995/1996 dt. 04/02/1997 approved by sdo akola. 6) we have received the proposed building plan and construction estimate in the name of kalpesh nandkishor ingale from ar. vijay hulke, lic no ca/2011/51920, and an estimate of rs 2200000/- from shadow architect and engineers. 7) as per seller sale deed, the east and west side four boundaries are interchanged. so we can correct these four boundaries in the proposed sale deed as per the provided sale draft. 8) we have received pr card of cts no 26/1/34 nazul sheet no 58 from online downloaded extract 9) case is review for address correction.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Akshay Dhanokar	Entered On:	29-Sep-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	29-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot is identified on site. na order and sanctioned layout plan from sdo is received. as on date construction work is yet to commence on site.		



Longitude: 77.00810277777778
Latitude: 20.686620555555557
Image Taken 23-SEP-2026 17:47:20

Longitude: 77.00810277777778
Latitude: 20.686620555555557
Image Taken 23-SEP-2026 17:47:20

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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