



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-169863	Application No:	77000354110
Customer Name:	Dnyaneshwar Narhari Paralkar		(10048) AKOLA
Product Name:	HI - Ag Dreamz - Self Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	APNA GHAR DREAMZ	Visited User Type:	In House
Contact Name:	Dnyaneshwar Narhari Paralkar	Mobile :	9763202070 8698925342

PROPERTY ADDRESS

Property Address:	Land From Field Survey No 502/A/ North Part Kasabe Washim Bhag 3, Near Pusad Naka Doctor Lane, Hingoli Road Tq And Dist Washim 444505	Location:	Washim
		City:	Akola Pin Code 444505
		State:	Maharashtra Country India
Legal Address:	Land From Field Survey No 502/A/ North Part, Kasabe Washim Bhag 3, Near Pusad Naka, Doctor Lane, Hingoli Road Tq And Dist Washim 444505	Nearby Landmark:	Near Pusad Naka, Doctor Lane Hingoli Road
		Collateral ID:	I26AKL505-087303

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	1	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Material at site:		Distance Travelled From Operating Office:	160
Nature of Location:	Urban	Distance from City Center Km:	3
Green Housing:	Yes	Report Condition:	Property Visited Report

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
	Underconstruction	Na	
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	Open Plot Of Patani	Open Plot Of Dagadiya	Open Plot Of Patani	Land Of Mr Narhari Paralkar
Actual on Site	Open Plot Of Patani	Open Plot Of Dagadiya	Open Plot Of Patani	Land Of Mr Narhari Paralkar
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

Realizable ₹ :

2

VALUATION DETAILS

Description	Area in Sq. Ft	Rate per Sq.Ft	Amount(R)	
Land	2178	2200	4791600	(A)
Construction	2200	2000	4400000	(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION	RATE	QUANTITY	AMOUNT
Desc 1	0	0	0
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

Value As On Date:

8751600

Value of extra Amenities

0

% Completion

90

Amenities %Completion

0

% Recommended

90

Amenities %Recommendation

0

Reliazable value:

9191600

Realizable value Round Off:

9192000

Realizable Value In Words:

Ninety-One Lakh Ninety-Two Thousand

Visited By:

Mr. Akshay Dhanokar

Visited on:

30-Sep-2026

Violations observed (if any):

Remarks:

null | 1) self construction case as on date proeprty is g plus 1 final finishing work is in progress so stage of construction is given accordingly 2) we have received gift deed in the name of dnyaneshwar narhari paralkar from narhari ambadas paralkar of deed no 5254/2026 dt. 17/08/2026 3) we have received regd. correction deed in the name of dnyaneshwar narhari paralkar from narhari ambadas paralkar of deed no 6123/2026 dt. 27/09/2026. 4) we have received building plan and construction estimate from er. omprakash bhad in the name of dnyaneshwar narhari paralkar. 5) we have received 7/12 extract in the name of dnyaneshwar narhari paralkar of gut no 502/a, from online downloaded extract 6)we have received zone certificate for fs no 502 from nagar parishad washim. 7) plot area is taken from provided gift deed and correction deed 8) proposed bua is taken from provided architect building plan and as per actual on site. 9) said case is re initiated due to veloct error and re updated, old technical report is updated on application no 77000354110 hrq id hrq-26-157233. 10) as per previous report property having no proper access therefor our customer doing regd. correction deed in gift deed of sr no 6123/2026 dt. 27/09/2026. as per regd. correction deed property having south side 7 feet wide road from main akola hingoli highway.

OMNI DOCS FILES

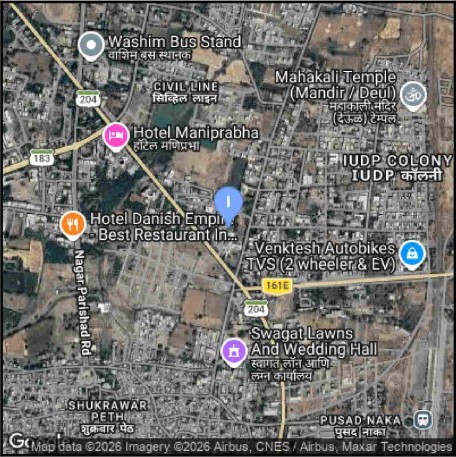
Entered By:	Akshay Dhanokar	Entered On:	30-Sep-2026
Recommended by:		Completion Status:	Final Takeover
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
App Designation:	Technical Manager	Approved On:	30-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for construction case. property is under construction. reg gift deed is received mentioning 7 feet access road to the property. as on date construction work is 90 percent complete.		



Longitude: 77.1407863888889
Latitude: 20.109874444444447
Image Taken



Longitude: 77.1407863888889
Latitude: 20.109874444444447
Image Taken



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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