



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-149758	Application No.:	77000347665
Customer Name:	Naresh Ratanlal Chandak	Branch :	(10048) AKOLA
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Naresh Ratanlal Chandak	Mobile :	9822222533 8858754338

PROPERTY ADDRESS

Property Address:	Plot No. 105(East Part), The Vijay Co. Op. Middle, Class Housing Society, Akola Field S. No.16, Near,Khandelwal Dnyanmandir School Infront Of 4 Bungalow,Gaurakshan Road, Mouje Malkapur, Tq And Dist Akola	Location:	Akola Ho
Legal Address:	Plot No. 105(East Part), Field S. No. 16, The Vijay Co. Op. Middle Class Housing Society Akola, Near Khandelwal Dnyanmandir School, Infront Of 4 Bungalow, Gaurakshan Road, Mouje Malkapur, Tah And Dist. Akola, 444001.	City:	Akola Pin Code 444001
		State:	Maharashtra Country India
		Nearby Landmark:	Near Khandelwal Dnyanmandir School,
		Collateral ID:	I26AKL001-083519

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:	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
Other2				
Ground Floor	4	1	1	2 BHK WITH WC BATH
First Floor	5	0	1	4ROOM, 1HALL WITH WC BATH (UNDER
Second Floor				
Other1				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Naresh Chandak	19
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2007	Self	41

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	9m Wide Layout Road	Remaining Part Of Plot No.	18m Wide Layout Road	Plot No. 104
Actual on Site	Road	House Of Rajendra Mohokar	Road	House Of Thorat
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:	GF - 2BHK WITH WC

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2005	11100	22255500
Carpet Area	826	0	0
Super Built Up/Sellable Area	1032	2200	2270400
Other 1	1	200000	200000
Other 2	1	0	0
% Completion	93	TOTAL	24725900
% Recommended	93	Realizable Value:	24726000
Realizable Value In Words : Rupees Two Crore Forty-Seven Lakh Twenty-Six Thousand			

Visited By:	Unity Construction_Hfc	Visited on:	02-Sep-2026
Violations observed (if any):			
Remarks:	null 1. its a lap residential fresh type of case. 2. on site, there is g plus one rcc structure is there from which g.f. is 19yr old applicant occupied and f.f. finishing work is in progress. 3. sale deed received in the name of mr naresh ratanlalji chandak and mrs. hema naresh chandak, deed no. 336, dt. 31/01/2006. na order and layout copy received for mrc no. 28/2/68-69, dt. 30/04/69, approved by sdo akola. namuna 7 received of cts no. 16. sanctioned building plan received of plot no.105(east part), dt. 16/12/2006, approved by tp akola, approval no. 14/45/06/07. 4. as per the sale deed plot area is 2005 sq.ft, as per the building plan is 2017 sq.ft. and as per site measured plot area is 2408 sq.ft so the least is considered for the valuation. 5. as per the sanctioned building plan, the total built up area for ground and first floor is 1032 sq.ft., as per the actual site measured total built up is 3000 sq.ft. so the least is considered. 6. on site there is g plus 1 structure is there from which the ground floor is constructed and 19 yr old costumer occupied, and first floor final finishing work is in progress so the stage of construction is given accordingly. 7) extra amenities of compound wall of rs 200000/- is consider for valuation.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

