



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-166626	Application No.:	77000359403
Customer Name:	Santosh Manojkumar Panjwani	Branch :	(10048) AKOLA
Product Name:	Nhl - Rnhl - Lap Commercial - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Santosh Manojkumar Panjwani	Mobile :	8087722186 9960062380

PROPERTY ADDRESS

Property Address:	Shop No. D-09 On Gf And Shop No. D-15 On Ff, Wing ,No. D-2, Akola Business Center, Plot No. 11, Mouje, Akola Fs No 38/1, Tah. And Dist. Akola, 444001.	Location:	Akola Ho
		City:	Akola Pin Code 444001
		State:	Maharashtra Country India
Legal Address:	Shop No. D-09 On Gf And Shop No. D-15 On Ff, Wing No. D-2, Akola Business Center, Plot No. 11, Mouje- Nijampur Fs.No. 1/2, And Mouje Akola Fs No 38/1, Tah. And Dist. Akola, 444001.	Nearby Landmark:	Akola Business Center
		Collateral ID:	I26AKL001-090147

PROPERTY DETAILS

Type Of Property:	Shop	Plot Demarcated At Site:	YES
Approved Land Use:	Commercial	Infrastructure Of The Surrounding Area:	COMMERCIAL
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
Ground Floor	1	0	0	1 SHOP
First Floor	1	0	0	1 SHOP
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Santosh Panjwani	7
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2025	Self	53

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Shop No. D-23	Layout Road	Shop No. D-8	Shop No. D-10
Actual on Site	Shop No. D-23	Road	Shop No. D-8	Shop No. A-4
Boundary	No			

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- 1 SHOP. FF- 1 SHOP.

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	1090	0	0
Super Built Up/Sellable Area	1362	8600	11713200
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	11713200
% Recommended	100	Realizable Value:	11713000
Realizable Value In Words : Rupees One Crore Seventeen Lakh Thirteen Thousand			

Visited By:	Unity Construction_Hfc	Visited on:	24-Sep-2026
Violations observed (if any):			
Remarks:	null 1) its a commercial purchase case. 2) as per the site visit, the property is having g plus 1 rcc type structure. 3) documents received- ats received in the name of santosh manojkmar panjwani and diya niraj panjwani/kirti suraj panjwani, sale deed received in the name of diya niraj panjwani and kirti suraj panjwani, deed no. 2337, dt. 13/05/2025. layout approval order received of outward no. 1173/18, dt.22/02/2018. part occupancy certificate received of case no. 14/71/18-19, dt. 06/06/2020. sanctioned building plan and commencement certificate received of case no. 14/71/18-19, dt. 17/05/2018. rera certificate received of reg. no. p50100018567, dt.13/11/2018. sanction layout plan received, approved by adtp akola. namuna 7 received of gat no. 1/2, dt. 04/09/2026. 4) as per the documents and as per the site measured built up area is 1362 sq.ft. so the same is considered for the valuation. 5) as per the site visit the shop no. d-9 on ground floor and shop no. d-15 on the first floor is internally merged, therefore both the shop built up area is taken for valuation. 6) as per seller sale deed land share is 60.75 sqm i e 654 sqft. 7) as per seller sale deed and as per on site south side four boundary is mismatched. 8) we have already submitted report with req id hrq-26-160823 and app no.77000358517 for shop purchase as this is shop lap case but we have not received sale deed of shop so before further proceeding take legal for ownership.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

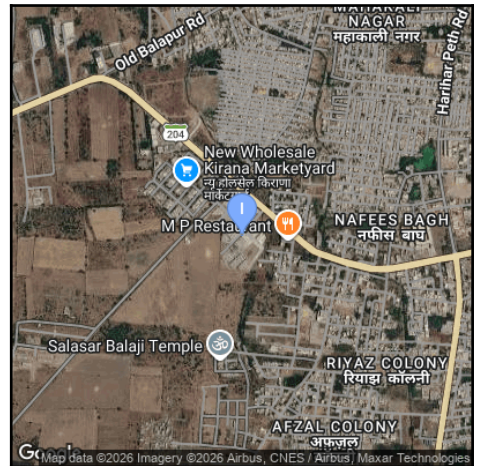
Entered By:	Unity Construction	Entered On:	24-Sep-2026
Recommended by:	Ashay Khade	Completion Status:	Constructed
Recommender's Comment:	Ok To Proceed. Sanctioned Building Plan, Permission And Part Oc From Mnc Along With Rera Certificate Is Received. Shop No. D9 And D15 Are Vertically Merged Having Single Sale Deed. Said Shop Is Used For Storage Purpose And Customer Has His Wholesale Shop In Adjacent Market Named Kirana Bazar		
Approver Name:	Hemant Bagde	Approver ID:	HE018754
Designation:	Regional Technical Manager	Approved On :	24-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok as recommended shop no 9 and shop no15 merged and usage as single structure located in akola council limit offered collateral southern side boundary mismatch indemnity to be documented		



Longitude: 76.97892
Latitude: 20.694
Image Taken



Longitude: 76.978917
Latitude: 20.694
Image Taken



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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