



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-166088	Application No.:	77000352666
Customer Name:	Dinesh Janardhan Jadhav	Branch :	(10048) AKOLA
Product Name:	HI - RHI - Purchase Of Land - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Dinesh Janardhan Jadhav	Mobile :	9011851557 8846423538

PROPERTY ADDRESS

Property Address:	Plot No. 37, Gat No. 31, Near Hotel Nath Pure Veg., Shree Krishna Nagar, Mouja- Shelagon, Tah. Mangrulpir, Dist. Washim, 444403.	Location:	Mangrulpir
		City:	Akola
		Pin Code	444403
		State:	Maharashtra
		Country	India
Legal Address:	Plot No. 37, Gat No. 31, Near Hotel Nath Pure Veg, Shree Krishna Nagar, Mouja- Shelagon, Tah. Mangrulpir, Dist. Washim, 444403.	Nearby Landmark:	Near Hotel Nath Pure Veg, Shree Krishna
		Collateral ID:	I26AKL403-085616

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:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	120
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
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor	0	0	0	VACANT PLOT

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant	Na	00
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	9 M Wide Layout Road	Plot No 48	12 M Wide Layout Road	Plot No 38
Actual on Site	Road	Plot No 48	Road	Plot No 38
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 :	0
Total Value ₹:	1	Floorwise Usage:	

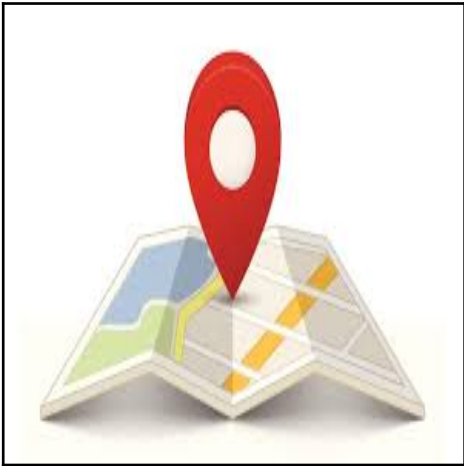
VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1872	1700	3182400
Carpet Area	1647	0	0
Super Built Up/Sellable Area	2059	0	0
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	3182400
% Recommended	0	Realizable Value:	3182000

Realizable Value In Words : Rupees Thirty-One Lakh Eighty-Two Thousand

Visited By:	Mr. Akshay Dhanokar	Visited on:	24-Sep-2026
Violations observed (if any):			
Remarks:	null 1) its a resale type of case. 2) on site there is vacant plot and demarcated by four side corner permanent cc pole. 3) ats draft received in the name of purchaser- dinesh janardhan jadhav and seller- aanand rameshchandra jakhotiya. seller sale deed received in the name of aanand rameshchandra jakhotiya of deed no 1673/2020, na order and sanctioned layout copy received permission taken by aanand rameshchandra jakhotiya from tahsildar, mangrulpur of nap no. nap34/shelgaon/3/2019-2020, dt. 18/06/2020. 4) as per the documents and as per the site measured the pot area is 1872 sq.ft. so the same is considered for the valuation. 5) as per the fsi of 1.1 built up area is 2059 sq.ft. and carpet area is 1647 sq.ft. 6) this case is re updated due to proeprty is change. and re initiate for new proeprty, (old technical hrq id hrq-26-155830 application no 77000352666.)		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Akshay Dhanokar	Entered On:	24-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 :	24-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot is demarcated using concrete pegs. na order and sanctioned layout plan from tahsildar is received. surrounding area is developing.		



Longitude: 77.32450555555555
Latitude: 20.298278055555556
Image Taken 24-SEP-2026 11:59:43

Longitude: 77.32450555555555
Latitude: 20.298278055555556
Image Taken 24-SEP-2026 11:59:29

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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