



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-151294	Application No.:	4600000706
Customer Name:	Sunil Dhanraj Borkute	Branch :	(10048) AKOLA
Product Name:	HI - RHI - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sunil Dhanraj Borkute	Mobile :	9763220120 8547532538

PROPERTY ADDRESS

Property Address:	Flat No S-201 On Plot No 19a, Second Floor, ,Swarajya Heights, Plot No 19a And 19b, Survey No,590, Mouje Akot Bhag-2, At Akot Shegaon Road,Tah Akot Dist Akola 444101	Location:	Akot
Legal Address:	Flat No S-201 On Plot No 19a, Second Floor, Swarajya Heights, Plot No 19a And 19b, Survey No 590, Mouje Akot Bhag-2, At Akot Shegaon Road Opposite Vijay Nagar Gate, Tah Akot Dist Akola 444101	City:	Akola
		Pin Code	444101
		State:	Maharashtra
		Country	India
		Nearby Landmark:	At Akot Shegaon Road Opposite Vijay
		Collateral ID:	I26AKL101-084163

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL/AGRICULTURE
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	90
Green Housing:	No	Distance from City Center Km:	5
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

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

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	8
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Plot No 1b	Flat No S-204	Plot No 18b	Flat No S-202
Actual on Site	Side Margin / Plot No 1b	Passage And Flat No S-204	Side Margin / Plot No 18b	Flat No S-202 Of Shree
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	0	Land/Build up/Saleable Rate	0
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	298	0	0
Super Built Up/Sellable Area	372	4000	1488000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	1488000
% Recommended	100	Realizable Value:	1488000

Realizable Value In Words : Rupees Fourteen Lakh Eighty-Eight Thousand

Visited By:	Reckoner Technical Service Private Limited_Hfc	Visited on:	07-Sep-2026
Violations observed (if any):			
Remarks:	null 1. this is flat purchase resale case 2. said property is 1bhk flat, located on second floor, lift is not available in building 3. documents provided includes copy of draft ats in the name of shree sunil dhanraj borkute, copy of sale deed in the name of miss. minal madhukar yeul and shree gopal gajanan ingale with sr no 1938-2020 dated on 07/08/2020, na order of sdo vide order no nap-34/akot-2/2011-2012 dated on 28/03/2012, layout plan of tp, approved building plan and permit of gp wani vide tharav no. 6 dated on 29/06/2018, dod executed with sr no 3335-2018 dated on 01/01/2018, completion certificate of gp wani dated on 18/11/2019 4. sellable area in valuation is taken from sale deed and dod, this is to be noted. 5. as per site visit flat is vacant, as disucussed discuss with customer he will occupy the property after purchase.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

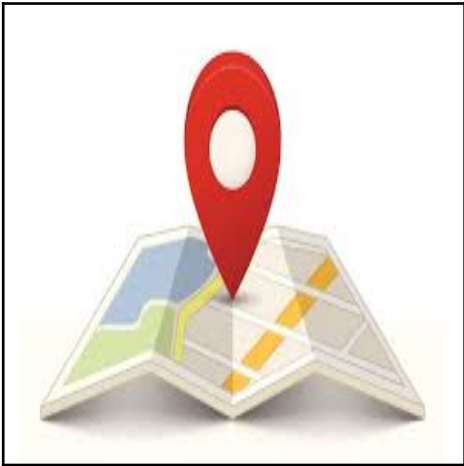
Entered By:	Ashish Kedar	Entered On:	07-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	08-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. na order from sdo, sanctioned layout plan from tp along with gp building plan is received. age of property is 08 years. as per discussion with customer, he will occupy the property after the execution of sale deed. kindly note.		



Longitude: 77.04718666666666
Latitude: 21.066065000000002
Image Taken 07-SEP-2026 12:05:56



Longitude: 77.04718666666666
Latitude: 21.066065000000002
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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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