



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-101066	Application No:	77000296434
Customer Name:	Devidas Baban Chavan		(10048) AKOLA
Product Name:	HI - Prime HI - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Devidas Baban Chavan	Mobile :	9552901531 8007087351

PROPERTY ADDRESS

Property Address:	Family Unit No 602, Sixth Floor, Silver Stone, Plot No 12, S No 33/1, Mouje Khadki Bu. Near Nandu Dhudh Dairy, Shikshak Colony, Zabaji Maharaj Temple Road, Tq And Dist Akola. 444001	Location:	Akola Ho
		City:	Akola Pin Code 444001
		State:	Maharashtra Country India
Legal Address:	Family Unit No 602, Sixth Floor, Silver Stone, Plot No 12, S No 33/1, Mouje Khadki Bu. Near Nandu Dhudh Dairy, Shikshak Colony, Zabaji Maharaj Temple Road, Akola, Tq And Dist Akola. 444001	Nearby Landmark:	Near Zabaji Maharaj Temple Road
		Collateral ID:	I26AKL001-054128

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL/COMMERCIAL
No of Floors:	7	Class Of Locality:	Elite Class
Carpet Area Measured:	No	Property Location:	Municipal Corporation
Material at site:		Distance Travelled From Operating Office:	6
Nature of Location:	Urban	Distance from City Center Km:	3
Green Housing:	No	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor				
Sixth Floor	3	1	2	2 BHK WITH WC BATH
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	0	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Family Unit No 601	Margin Space Then Plot No.	Front Margin Then Dp Road	Margin Space Then Land Of
Actual on Site	Family Unit No 601	Margin Space Then Plot No.	Front Margin Then Dp Road	Margin Space Then Land Of
Boundary	Yes			

NDMA Details

Height Of Building(Above Ground Level)

Between 15-45 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

Realizable ₹ :

1

VALUATION DETAILS

Description

Area in Sq. Ft

Rate per Sq.Ft

Amount(R)

Land

0

0

0

(A)

Construction

1040

6300

6552000

(B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT

DESCRIPTION

RATE

QUANTITY

AMOUNT

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

Desc 1

1

0

0

Desc 2

0

0

0

Value As On Date:

6224400

Value of extra Amenities

0

% Completion

95

Amenities %Completion

0

% Recommended

95

Amenities %Recommendation

0

Reliazable value:

6552000

Realizable value Round Off:

6552000

Realizable Value In Words:

Sixty-Five Lakh Fifty-Two Thousand

Visited By:

Unity Construction_Hfc

Visited on:

12-Jun-2026

Violations observed

(if any):

Remarks:

null | 1) its flat purchase from builder case , flat no 602 on sixth floor of silver stone building 2) as per provided ats draft in between devidas baban chavhan and gprn group partnership firm bearing gopalsingh shire, nikhil sukhede, premsingh ghunghede and premsingh charawande 3) we have received seller sale deed in the name of gprn group partnership firm bearing gopalsingh shire, nikhil sukhede, premsingh ghunghede and premsingh charawande of deed no 6333-2023 4) we have received dod of deed no 5193-2023. 5) na order (industrial use) and layout map-nap 34/khadki bu./06/1996-97 dt. 01/02/1998 from sdo akola. 6) we have received building permission and cc and sanction building plan of permit no 273569, proposal code ddmco-23-90196 permit no ddmco/rb/2024/apl/00527 dt. 16/12/2024 from adtp akola municipal coporation akola. 7) we have received na conversion letter (industrial to residential) of permit no nap-2015/proposal no 47/t-1 dt. 05/02/2028 received dt. 27/01/2021 from tahasildar akola 8) as per provided dod, carpet area is 868.33 sq.ft. and bua is 1040sq.ft. so same is considered for valuation. and undivided land share of 6.83 percent is mentioned. 9) on site lift is available. 10) on-site building is under construction so stage is given accordingly. flat no. is not mentioned, so property identified as per shown applicant. 11) report is prepared by as per above mentioned document

OMNI DOCS FILES

File Name

Latitude

Longitude

Go To Map

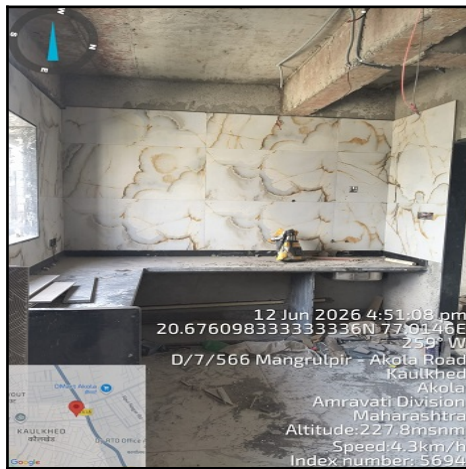
Entered By:	Unity Construction	Entered On:	13-Jun-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
App Designation:	Technical Manager	Approved On:	14-Jun-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. approved building plan and cc is received. as on date construction stage of building is 95 percent complete. this is non apf builder purchase case, necessary approvals to be taken.		



Longitude: 77.01431700011304

Latitude: 20.675704

Image Taken NULL



Longitude: 77.01431700011304

Latitude: 20.675704

Image Taken NULL



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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