



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152530	Application No.:	77000349765
Customer Name:	Suryakant Malkarjun Todkar	Branch :	(10166) BULDHANA
Product Name:	Nhl - Rnhl - Lap Residential - Fresh	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	In House
Contact Name:	Suryakant Malkarjun Todkar	Mobile :	9028285909 9623717854

PROPERTY ADDRESS

Property Address:	Nz PI No 11/20, Nz Sh No 35 A, Cts No 11/20, , Layout PI No 20, Jijau Park, Near Shivaji Maharaj,Statue/Sati Fail, Old Chikhli Road, Peth Khamgaon,Tq Khamgaon Dist Buldhana 444303	Location:	Khamgaon Ho		
Legal Address:	Nz PI No 11/20, Nz Sh No 35 A, Cts No 11/20, Layout PI No 20, Jijau Park, Near Shivaji Maharaj Statue/Sati Fail, Old Chikhli Road, Peth Khamgaon, Tq Khamgaon Dist Buldhana 444303	City:	Akola	Pin Code	444303
		State:	Maharashtra	Country	India
		Nearby Landmark:	Near Shivaji Maharaj Statue/Sati Fail, Jijau		
		Collateral ID:	I26AKL303-084619		

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 Council
Nature of Location:	Urban	Distance Travelled From Operating	100
Green Housing:	No	Distance from City Center Km:	2
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	3	1	2	2 BHK WITH WC BATH
First Floor	3	1	2	2 BHK WITH WC BATH
Second Floor				
Other1				
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Suryakant Malkarjun Todkar	8
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2018	Self	52

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Layout Plot No 26	9 M Wide Layout Road	Layout Plot No 21	Layout Plot No 19
Actual on Site	Layout Plot No 26	Road	Layout Plot No 21	Layout Plot No 19
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
Flood Prone Area	No	CRZ	1

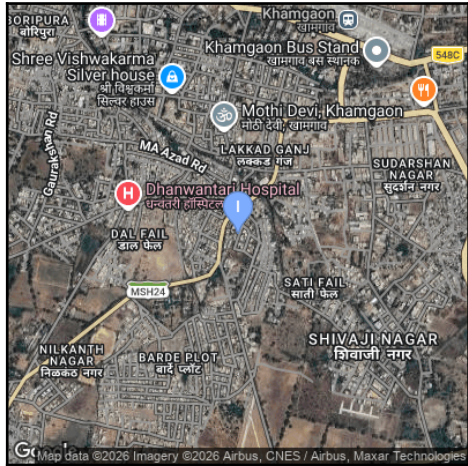
VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1614	2800	4519200
Carpet Area	1266	0	0
Super Built Up/Sellable Area	1582	2200	3480400
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	7999600
% Recommended	100	Realizable Value:	8000000
Realizable Value In Words : Rupees Eighty Lakh			

Visited By:	Mr. Akshay Dhanokar	Visited on:	08-Sep-2026
Violations observed (if any):			
Remarks:	null 1) 8 years old rcc ground and first floor applicant occupied house. 2) we have received relinquishment deed of deed no 1435/2024. 3) we have received na order and layout map of mrc no nap34/khamgaon/01/2014/25 dt. 18/02/2016 chief officer khamgaon municipal council4) we have received pr card of cts no 11/20 in the name of sangita suryakant todkar. 5) we have received building permission and sanctioned building plan of permit no 220/16/17, building permit no bpa/00076/2017/18 dt. 26/09/2017 approved by cheif officer khamgaon municipal council. 6) on site g plus 1 builtup area is 2400 sqft but as per sanctioned building plan builtup area is 1582 sqft we have consider less area for valuation. 7) plot area is taken from pr card/relinquishment deed and builtup area is taken from sanctioned building plan		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Akshay Dhanokar	Entered On:	09-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	10-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. sanctioned building plan and permission from municipal council is received. age of property is 08 years.		



Longitude: 76.56768249999999
Latitude: 20.700582777777775
Image Taken 08-SEP-2026 19:07:29

Longitude: 76.56768249999999
Latitude: 20.700582777777775
Image Taken 08-SEP-2026 19:07:29

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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