



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-158819	Application No.:	77000353122
Customer Name:	Sushil Dnyaneshwar Bhagat	Branch :	(10004) AMRAVATI
Product Name:	HI - RHI - Plot + Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Sushil Dnyaneshwar Bhagat	Mobile :	8975851808 8805473229

PROPERTY ADDRESS

Property Address:	Plot No. 43, Krushna Colony, F.S. No. 174,,Near Hanuman Temple, Mouje- Kali Karanja, ,Tah. Karanja (Lad), Dist. Washim, 444105.	Location:	Karanja(Akola)
		City:	Akola Pin Code 444105
		State:	Maharashtra Country India
Legal Address:	Plot No. 43, Krushna Colony, F.S. No. 174, Near Hanuman Temple, Mouje- Kali Karanja, Tah. Karanja (Lad), Dist. Washim, 444105.	Nearby Landmark:	Near Hanuman Temple
		Collateral ID:	I26AKL105-091575

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	132
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
Other1				
Other2				
Ground Floor	0	0	0	VACANT PLOT
First Floor				
Second Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Not Applicable	Vacant	Na	0
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	Plot No. 42	Colony Road	Plot No. 45	Plot No. 41
Actual on Site	Open Plot (Plot No. 42)	Road	Plot Of Chaudhari(Plot No. 45)	House Of Jaiswal(Plot No. 41)
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:	VACANT PLOT.

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1452	2100	3049200
Carpet Area	1241	0	0
Super Built Up/Sellable Area	1551	1800	2791800
Other 1	1	0	0
Other 2	1	0	0
% Completion	0	TOTAL	5841000
% Recommended	0	Realizable Value:	5841000

Realizable Value In Words : Rupees Fifty-Eight Lakh Forty-One Thousand

Visited By:	Unity Construction_Hfc	Visited on:	16-Sep-2026
Violations observed (if any):			
Remarks:	null 1) this is regular plot purchase plus construction type of case. 2) the said property is a vacant plot, demarcated by four side permanant cc pole on three sides and one side by existing house 3) documents received- sale deed received in the name of mr. arun shaligram thakare, having deed no. 5649, dt. 21/12/2012. ats draft received between (purchaser) sushil dhyananeshwar bhagat and (seller) mr. arun shaligram thakare. namuna 7 received of cts no. 174, dt. 27/01/2026. na order and sanctioned layout plan received of nap no. nap34/kali/22/2006-2007, dt. 20/03/2007, approved by tahsildar karanja. architect approved building plan and estimate received. 4) as per the provided documents and as per the site measured the plot area is 1452 sq.ft. so the same is considered for the valuation. 5) this is regular plot purchase plus construction case, required sanction building plan and sanctioned building permission before construction funding.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

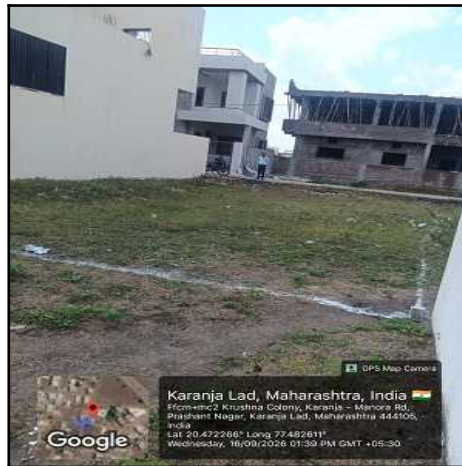
Entered By:	Unity Construction	Entered On:	26-Sep-2026
Recommended by:		Completion Status:	Not Applicable-Land Loan
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
Designation:	Technical Manager	Approved On :	26-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok to proceed. plot is demarcated using concrete pegs. sanctioned layout plan and na order from tahsildar is received. as on date construction work is yet to commence on site. sanctioned building plan to be provided before funding for construction purpose. kindly note.		



Longitude: 77.482611000111

Latitude: 20.472333

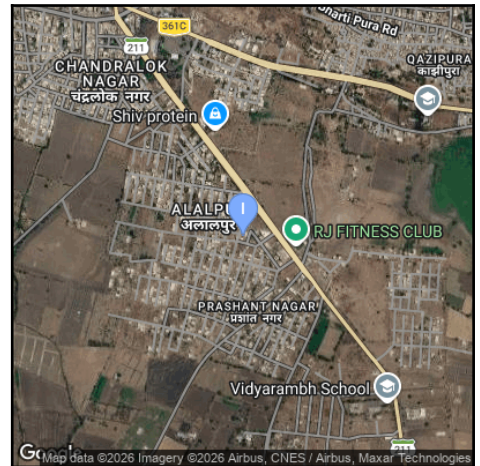
Image Taken



Longitude: 77.482611000111

Latitude: 20.472333

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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