



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-164292	Application No.:	77000360504
Customer Name:	Shaikh Imran Shaikh Mahemood	Branch :	(10048) AKOLA
Product Name:	Nhl - Rnhl - Lap Residential - Bt + Top Up	BSM/RM Name:	Los_Channel
Loan Property Type:	SELF OCCUPIED	Visited User Type:	Technical Agency
Contact Name:	Shaikh Imran Shaikh Mahemood	Mobile :	7020696988 9878787786

PROPERTY ADDRESS

Property Address:	Malmatta No. 5, Cts No. 3603, Nazul Sheet No. 132,,132, Bagwan Pura, Near Shifa Clinic, Kasbe- Washim,Tq And District- Washim, 444505.	Location:	Washim
		City:	Akola
		Pin Code	444505
		State:	Maharashtra
		Country	India
Legal Address:	Malmatta No. 5, Cts No. 3603, Nazul Sheet No. 132, Bagwan Pura, Near Shifa Clinic, Kasbe- Washim, Tq And District- Washim, 444505.	Nearby Landmark:	Near Shifa Clinic, Bagwan Pura
		Collateral ID:	I26AKL505-090378

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	RESIDENTIAL
No of Floors:	2	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Municipal Council
Natute of Location:	Urban	Distance Travelled From Operating	160
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
Other2				
Ground Floor	3	1	1	2 BHK WC BATH
First Floor	3	0	1	2ROOM, 1HALL, 1 UNITS OF WC BATH
Second Floor	1			1 HALL FINAL FINISHING WORK IS IN
Third Floor				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Occupied	Shaikh Imran Shaikh Mahemood	1
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	2025	Self	59

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Mahammad Hanif	Land Of Mr. Sheikh Ibrahim	Road	Bol // Road
Actual on Site	House Of Mahammad Hanif	House Of Mr. Sheikh Ibrahim	Road	Bol // Road
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:	GF- 2BHK, FF- 2ROOM,

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2462	4500	11079000
Carpet Area	2474	0	0
Super Built Up/Sellable Area	3093	2000	6186000
Other 1	1	0	0
Other 2	1	0	0
% Completion	95	TOTAL	17265000
% Recommended	95	Realizable Value:	17265000
Realizable Value In Words : Rupees One Crore Seventy-Two Lakh Sixty-Five Thousand			

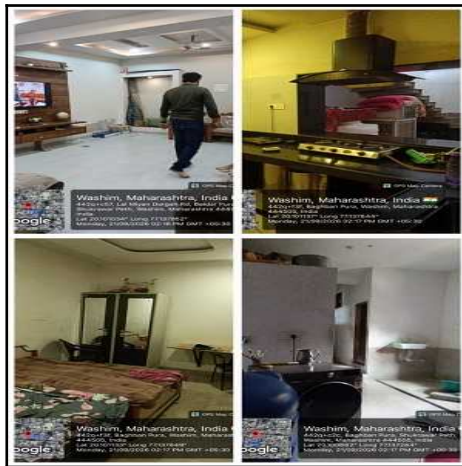
Visited By:	Unity Construction_Hfc	Visited on:	23-Sep-2026
Violations observed (if any):			
Remarks:	null 1) its proposed g plus 2 rcc structure residential building is there. on-site, the ground floor is completed and applicant occupied and first is vacant and second floor is final finishing work is in progress so stage of const is given accordingly 2) in this case, the gift deed was received in the name of mr. shaikh imran shaikh mehamood, having deed no 3902/2022, dt. 22/07/2022 of sdo washim. 3) property card is received, having nagar bhumapan no. 3603, dt. 07/10/2022 of land record. 4) sanctioned building plan is received for gf and ff only having permit no. cbwwm/b/2022/apl/00975, dt. 28/11/2022 of mc washim. 5) commencement certificate is received for ground and first floor only, having permit no. cbwwm/b/2022/apl/00975, dt. 28/11/2022 of mc washim. 6) as per sale deed, plot area is 2462.80sq.ft. so the same is considered for valuation. 7) property is located in a single community area and municipal council limit 10) as per sanction plan, property is only gf and ff sanction, but as per on-site, we observed the customer is constructing g plus 2 floors. 2) as per sanction plan gf bua is 143.71 sqm i e 1546 sqft, same as ff. therefore, total bua as per sanction plan for gf and ff is 287.42 sqm i e 3093 sqft, but as per site we observed that g plus 2 floor aprox. bua is 4500 sqft, so less is consider.10) as this is re login case same case is updated on application no 77000281135 hrq id hrq-26-87571, in the privous report property is under construction as on date we observed that construction is in progress at final finishing level so stage of construction is given accordingly.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

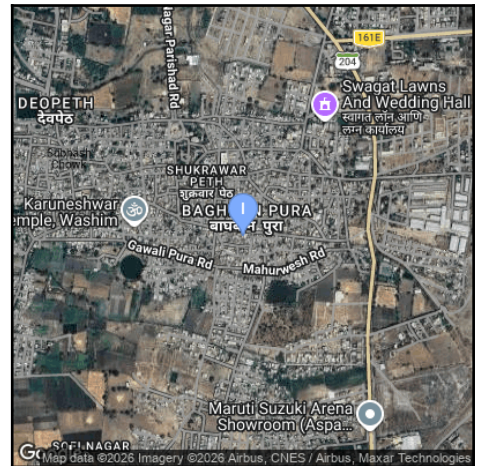
Entered By:	Unity Construction	Entered On:	24-Sep-2026
Recommended by:	Ashay Khade	Completion Status:	Final Takeover
Recommender's Comment:	Approved Building Plan Cc From Mc Is Received. Plan Is Sanctioned For G Plus 01 Floor Whereas G Plus 02 Floors Ovserved On Site. Only Approved Bua Is Considered For Valuation. Finishing Work Of G Plus 01 Floor Is Done And Pending For 02nd Floor. Soc Given Considering Entire Structure. Kindly Note.		
Approver Name:	Amol Jadhav	Approver ID:	HE009909
Designation:	Senior Product Manager	Approved On :	24-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	approved as recommended		



Longitude: 77.137985
Latitude: 20.100910000000002
Image Taken



Longitude: 77.137985
Latitude: 20.100910000000002
Image Taken



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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