



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-152624	Application No:	77000348254
Customer Name:	Gopichand Gangadhar Yeole		(10048) AKOLA
Product Name:	HI - RHI - Self Construction - Under Construction	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Gopichand Gangadhar Yeole	Mobile :	8888000893 8698925342

PROPERTY ADDRESS

Property Address:	Plot No 39-A, Field Survey No 33, Gp Malmatta No.1356, Mouje Shelu Khurd, Near Shiv Mahadeo Temple, Ekta Nagar, Karanja Lad Road, Gp Shelu Khurd, Tq. Mangrulpir Dist. Washim, 444402.	Location:	Shelu Bazaar
		City:	Akola Pin Code 444402
		State:	Maharashtra Country India
Legal Address:	Plot No 39-A, Field Survey No 33, Gp Malmatta No. 1356, Mouje Shelu Khurd, Near Shiv Mahadeo Temple, Ekta Nagar, Karanja Lad Road, Gp Shelu Khurd, Tq. Mangrulpir Dist. Washim, 444402.	Nearby Landmark:	Near Shiv Mahadeo Temple, Ekta Nagar,
		Collateral ID:	I26AKL402-085611

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:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Material at site:		Distance Travelled From Operating Office:	80
Nature of Location:	Rural	Distance from City Center Km:	3
Green Housing:	Yes	Report Condition:	Property Visited Report

UNIT DETAILS

Detail	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor	4	2	2	PROPOSED 2 UNITS OF 1 BHK
First Floor	4	2	2	PROPOSED 2 UNITS OF 1 BHK
Second Floor				
Other1				
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	NA	Na	60

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Layout Road	Plot No 52-B	Plot No 38-B	Plot No 39-B
Actual on Site	Road	Plot No 52-B	Plot No 38-B (Rahul	Plot No 39-B (Proeprty Of
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
Realizable ₹ :	2		

VALUATION DETAILS			
Description	Area in Sq. Ft	Rate per Sq.Ft	Amount(R)
Land	1464	1500	2196000 (A)
Construction	1679	2200	3693800 (B)

EXTRA COST FOR INTERNAL AMENITIES/ HOME IMPROVEMENT			
DESCRIPTION	RATE	QUANTITY	AMOUNT
Desc 2	0	0	0
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	0	0	0

Value As On Date:	3488830	Value of extra Amenities	0
% Completion	35	Amenities %Completion	0
% Recommended	35	Amenities %Recommendation	0
Reliazable value:	5889800	Realizable value Round Off:	5890000
Realizable Value In Words:	Fifty-Eight Lakh Ninety Thousand		
Visited By:	Unity Construction_Hfc	Visited on:	11-Sep-2026
Violations observed (if any):			
Remarks:	null 1) its a self construction case. 2) on site plinth work is completed and remaining work is in progress so stage of construction is given accordingly 3) sale deed received in the name of dnyaneshwar gangadhar yewale and gopichand gangadhar yewale deed no 1193/2025. na order and layout map received of mrc no nap34/shelu khu/06/2010/11 dt. 31/05/2011 approved by sdo mangrulpur. namuna 8 and tax assesment abstract received having malmatta no 2177 in the name of dnyaneshwar gangadhar yewale and gopichand gangadhar yewale approved gp shelu khurd. 7/12 extract and mutation certificate received.building permission and sanctioned building plan received dakhala no 5207312060078. dt.04/08/2026 tharav no 6/9 dt. 21/07/2026 approved by gp shelu khurd.building estimate of rs 40 lac is received from chintamani associates.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Unity Construction	Entered On:	12-Sep-2026
Recommended by:		Completion Status:	Semi-Constructed
Recommender's Comment:			
Approver Name:	Ashay Khade	Approver ID:	HE002951
App Designation:	Technical Manager	Approved On:	12-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for construction case. na order, sanctioned layout plan along with gp building plan and permission is received. as on date plinth work is done.		



Longitude: 77.252274

Latitude: 20.373741

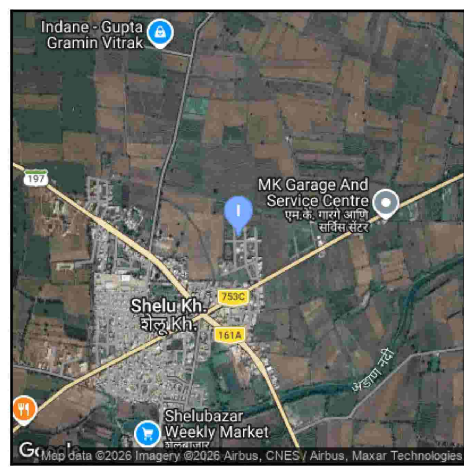
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Longitude: 77.252274

Latitude: 20.373741

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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